



Appendix 3.3

CDC SCOPING OPINION (JANUARY 2023) AND SCOPING CONSULTATION RESPONSES

Planning and Development

David Peckford, Assistant Director – Planning and Development



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Your Ref: **22/03763/SCOP**

27th January 2023

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application No.:	22/03763/SCOP
Applicant's Name:	Oxford University Development Ltd
Proposal:	Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land. The findings of the EIA will be reported in an Environmental Statement (ES) which will accompany the planning application
Location:	Begbroke Science Park Begbroke Hill Begbroke Kidlington OX5 1PF
Parish(es):	Begbroke, Kidlington and Yarnton

Further to your correspondence dated 9 December 2022 and the submitted EIA Scoping Report, having consulted the relevant colleagues both in Cherwell District Council and Oxfordshire County Council, together with other statutory authorities and consultation bodies. Their responses are set out below, largely in full and in some cases include matters that go beyond the site boundary. This written response constitutes the Council's formal Scoping Opinion.

The request for a Scoping Opinion relates to the re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land which form a substantive part of the Development Plan allocation as part of the Cherwell Local Plan 2011 - 2031 (Part1) Partial Review - Oxford's unmet housing need (PR2020) known as PR8, land east of A44.

Site and Setting

The site and setting (set out in the Scoping Report) is broadly agreed.

The addition of references to London Oxford Airport, Campsfield House IRC and the business parks to the south of Langford Lane should be incorporated in the description of surroundings to the north of the site as these are visible from the existing Science Park. Further the description of the landscape to these areas are also important considerations.

OCC Property note that no area of the school sites shall be located in flood zones 2 or 3 which are located towards the east of the site and consideration must be given to this when proposing the school locations.

Network Rail highlights that at Paragraph 2.32 of the document refers to the development of proposals by NR to close two of the three level crossings and mentions the replacement of Yarnton LC with a cycle/pedestrian bridge. Network Rail highlight that this is incorrect - Network Rail are not replacing Yarnton Lane with a cycle bridge.

Description of the Proposed Development

The proposed description within the Scoping Report is broadly agreed however the following elements are noted. The Proposed Development is at an early stage of design and will continue to evolve in response to technical analysis as part of the EIA process and consultation with the public, CDC and other stakeholders.

The proposed development is stated as including a minimum of 1,750 dwellings (within Use Classes C3, C4 and Sui Generis). Other aspects have been discussed including care and retirement living and may be included.

As such, the context of the wider development should also be discussed in terms of the potential for care, retirement accommodation and visitor accommodation to support the Science Park and wider community. Whilst this is outside the detail of Policy PR8, the proposals could be concluded to not be unacceptable in principle if delivered in an acceptable manner.

It is noted that the Scoping Report updates the adopted planning policy in respect of the updated Use Classes Order introduced in August 2021 and introduces Class E, F.1 and F.2. It would also be beneficial to include matters of commercial development (e.g. public houses) which fall within Sui Generis activity.

In respect of the Illustrative Masterplan shown at figure 3.1, the proposed detail of this masterplan will need to reflect detailed discussions as to the layout and position of infrastructure, for example, the schools. The location of many aspects have not been agreed or supported with detailed assessment. At this time the masterplan does not show the position of all the schools and the position of the secondary school, could be unacceptable.

Further guidance can be found in the Design Criteria for Primary and Secondary Schools and these should be agreed prior to the application submission.

Building height parameters are still being defined, but are expected to range between two and four storeys. In suitable locations, the Proposed Development may reach heights of up to circa five/six storeys subject to further technical analysis and review.

Embedded mitigation measures will be incorporated and designed into the Proposed Development to address the potential effects on the surrounding land uses. Workshops are currently being undertaken as part of the EIA process to ensure that embedded mitigation measures are incorporated into the design.

The existing network of PRoWs will be retained where possible and incorporated into the Proposed Development (with some potential diversions to negotiate the new features on-site) maintaining connectivity across the Site. New footpath and cycleway links will be introduced to enhance the connectivity within the wider area and provide an enhanced active travel resource to the local communities.

Landscaping and ecological enhancement will be implemented to achieve a minimum of 10% biodiversity net gain ('BNG') on-site, in-line with policy requirements, with a target to achieve 20% BNG. This will include the restoration of habitat connectivity within the landscape proposals by linking

habitats which are currently isolated, particularly woodlands, hedgerows and grasslands. The Proposed Development will create new habitats of high ecological value including ponds, species-rich grasslands, woodlands, orchards, native scrub and species-rich hedgerows. A new Local Nature Reserve of circa 30 ha in extent will be created in the north of the Site, along with a nature conservation area (circa 11 ha) and canalside park (circa 20 ha).

The Proposed Development is also likely to include engineering works to achieve proposed site levels. This will involve cut and fill to achieve appropriate levels for the new built development. Excess cut will be used on-site for landscape features.

Phasing

Construction phasing and programme assumptions are uncertain at this stage, although it is expected that the Proposed Development would be built out over a period of approximately 8 years, although this could be subject to change.

Subject to the grant of planning permission, it is anticipated that construction of the Proposed Development could commence in or around 2025, with construction expected to be complete in or around 2033. Construction of the Proposed Development would be phased and therefore some components would be occupied and operational during the construction phase.

Relevant Planning Policy and Guidance

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

A number of announcements have been made in respect of the Government's proposed Levelling Up and Regeneration Bill which may have implications on the future development. It is noted that the Environment Act is due to receive further ratification in terms of the progress to a formal regime on Biodiversity Net Gain. There is also expectation that the current EIA regime will be subject to change. However these have yet to be fully clarified and the advice given is the best Officer advice that can be given at this time the advice below is prepared in the context of the current policy and guidance.

It is also noted that the Government published a consultation draft of the NPPF on 22 December 2022 which closes in March 2023. There are a number of changes in the draft document which relate to housing supply, the provision of housing to meet neighbouring authorities need and regard to the character of the area as well as strengthening of the Green Belt. The revised document is expected in July 2023 which would be likely to be material in the determination of any application.

The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The Council's Partial Review to meet Oxford's Unmet Housing Need was adopted in 2020. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- Policy PSD1: Presumption in Favour of Sustainable Development
- Policy SLE1: Employment Development
- Policy SLE2: Securing Dynamic Town Centres
- Policy SLE3: Supporting Tourism Growth
- Policy SLE4: Improved Transport and Connections
- Policy BSC1: District Wide Housing Distribution
- Policy BSC2: The Effective and Efficient Use of Land – Brownfield land and Housing Density
- Policy BSC7: Meeting Education Needs
- Policy BSC8: Securing Health and Well-Being
- Policy BSC9: Public Services and Utilities
- Policy BSC10: Open Space, Outdoor Sport and Recreation Provision
- Policy BSC11: Local Standards of Provision - Outdoor Recreation
- Policy BSC12: Indoor Sport, Recreation and Community Facilities
- Policy ESD1: Mitigating and Adapting to Climate Change
- Policy ESD2: Energy Hierarchy and Allowable Solutions
- Policy ESD3: Sustainable Construction

Policy ESD4: Decentralised Energy Systems
Policy ESD5: Renewable Energy
Policy ESD6: Sustainable Flood Risk Management
Policy ESD7: Sustainable Drainage Systems (SuDS)
Policy ESD8: Water Resources
Policy ESD9: Protection of the Oxford Meadows SAC
Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
Policy ESD11: Conservation Target Areas
Policy ESD12: Cotswolds Area of Outstanding Natural Beauty (AONB)
Policy ESD13: Local Landscape Protection and Enhancement
Policy ESD14: Oxford Green Belt
Policy ESD15: The Character of the Built and Historic Environment
Policy ESD16: The Oxford Canal
Policy ESD17: Green Infrastructure
Policy Kidlington1: Accommodating High Value Employment Needs
Policy Kidlington2: Strengthening Kidlington Village Centre
Policy INF1: Infrastructure

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

Policy GB2 – Outdoor Recreation in the Green Belt
Policy TR1 - Transportation funding
Policy TR7 - Development attracting traffic on minor roads
Policy TR8 - Commercial facilities for the motorist
Policy TR10 - Heavy Goods vehicles
Policy TR11 - Oxford Canal
Policy TR22 - Reservation of land for road schemes in the countryside
Policy C5 - Protection of ecological value and rural character of specified features of value in the District
Policy C15 – Prevention of coalescence of settlements
Policy C18 – Development proposals affecting listed buildings
Policy C21 – Proposals for re-use of a listed building
Policy C23 – Retention of features contributing to character or appearance of a conservation area
Policy C28 – Layout, design and external appearance of new development
Policy C29 – Appearance of development adjacent to the Oxford Canal
Policy C30 – Design control
Policy C32 – Provision of facilities for disabled people
Policy C38 – Satellite dishes in conservation areas and on listed buildings
Policy C39 – Telecommunication masts and structures
Policy ENV1 – Development likely to cause detrimental levels of pollution
Policy ENV2 – Redevelopment of sites causing serious detriment to local amenity
Policy ENV6 – Development at Oxford Airport, Kidlington likely to increase noise nuisance
Policy ENV12 – Development on contaminated land

THE CHERWELL LOCAL PLAN 2011 - 2031 (PART1) PARTIAL REVIEW - OXFORD'S UNMET HOUSING NEED (PR2020)

Policy PR1 - Achieving Sustainable Development for Oxford's Needs
Policy PR2 - Housing Mix, Tenure and Size
Policy PR3 - The Oxford Green Belt
Policy PR4a - Sustainable Transport
Policy PR4b - Kidlington Centre
Policy PR5 - Green Infrastructure
Policy PR7b – Land at Stratfield Farm
Policy PR8 - Land East of the A44
Policy PR9 - Land West of Yarnton
Policy PR11 - Infrastructure Delivery
Policy PR12a - Delivering Sites and Maintaining Housing Supply
Policy PR12b – Sites Not Allocated in the Partial Review
Policy PR13 - Monitoring and Securing Delivery

Other Material Planning Considerations (not an exhaustive list)

Environmental Impact Assessment (EIA) Regulations 2017 (as amended)
National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

National Model Design Code
Cycle Infrastructure Design (LTN 1/20)
Fields in Trust - Guidance for Outdoor Sport and Play
Oxford Canal Conservation Area Appraisal

Supplementary Planning Documents
Developer Contributions SPD (Feb 2018)
Cherwell Residential Design Guide (July 2018)

EIA Methodology

Whilst many sections of OCC are listed in the Consultation and Scoping Opinion – OCC Education and Property are not listed as a key stakeholder and must be included in the consultation and scoping exercise.

At 4.23 of the Scoping Report, it is noted that the term “such as” is used to describe residential uses sensitive receptors. It is noted that this term does not preclude other uses being considered sensitive receptors and this should be considered through the formulation of the Environmental Statement.

It is noted that education sites, the canal moorings and existing natural habitats should be considered sensitive receptors should also be included as sensitive receptor areas as they will be occupied in the early phases of the development and impacted by the development.

It is also noted that the schools will generate noise and disturbance to surrounding uses once operational which may be early in the development process.

Otherwise the Scoping Report is broadly agreed.

Socio-Economics

Economic

The Scoping Report states at Para 5.13 that the proposals will deliver economic floorspace. This should be indicated at a minimum of the equivalent of 14.7ha of employment floorspace associated with the Science Park and additional floorspace as part of the Local Centre.

Recreation, Play and Sport

In respect of Paragraph 5.19, whilst it is noted that the distance generally considered appropriate for children aged between 12 and 18 to be able to walk to access play and open space, which is in line with Cherwell’s “accessibility standard” in its 2018 Developer Contributions SPD. The proposals should follow the standards in Fields in Trust Guidance for Outdoor Sport and Play ([Guidance-for-Outdoor-Sport-and-Play-England.pdf \(fieldsintrust.org\)](https://www.fieldsintrust.org/Guidance-for-Outdoor-Sport-and-Play-England.pdf)) and Recreations which stipulates following distances LAPs - 100m LEAPs – 400m, and NEAPs – 1,000m as walking distances from residential dwellings. Further 'Amenity Green Space' benchmark should be based on a minimum of 2.75 hectares per 1,000 people or the more commonly known 'Six Acre Standard'.

The role of the Canal in providing links and other recreational opportunities should also be acknowledged.

Schools

The scale of this proposed development requires on-site school provision. In the longer term it would be expected that the vast majority of pupils will attend primary and secondary schools within the development (families do, of course, have the right to choose alternative schools). In the short term, before new schools are built within the development, there would be expected to be movement out to existing primary schools in Yarnton and possibly Woodstock or Kidlington, and existing secondary schools in Woodstock and Kidlington. There would not be expected to be significant movement into Oxford, as pupils living closer to those school will have priority, and there are not expected to be spare places available to Begbroke residents.

The county council will assess the need for additional pupil capacity taking into account existing schools within the statutory walking distance, and in the wider context of growth in the area as set out in CDC’s and WODC’s Local Plans.

Paragraph 5.19 of the Scoping Report states “For social infrastructure, [the study area] is based on reasonable travel times from the Site or areas used by local authorities to plan and assess provision (particularly in the case of school place planning).” It should be noted that the standard definition of

“reasonable” distances for school planning relates to maximum statutory walking distances, set at 2 miles for primary schools and 3 miles for secondary schools. The school planning areas mentioned in this paragraph and para 5.25 cover considerably larger areas.

As well as the planned new primary school’s nursery, additional early years education and childcare provision could be through a mixed market of private and voluntary providers, including pre-schools, day nurseries and childminders. The inclusion of suitable accommodation for such uses within the development, for example within a local centre, could be considered. SEND capacity to serve this development is expected to be delivered off-site.

It should be noted that demand and supply of school places in this area is going through a period of rapid change, and will continue to do so in response to planned housing developments, including this one. The Education Sufficiency team at Oxfordshire County Council is able to advise as required on appropriate data regarding school place planning. In the first instance, the OCC Pupil Place Plan (available from www.oxfordshire.gov.uk) should be referred to. Data on the current situation and past trends needs to be supplemented with information about future plans and forecasts. The School Organisation team at Oxfordshire County Council will base its response to any future planning application on the latest available information.

Cultural Heritage

The Environmental Statement should consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff.

On local historic environment issues and priorities the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets. It is important that the assessment is designed to ensure that all impacts are fully understood. Section drawings and techniques such as photomontages are a useful part of this. The assessment should also take account of the potential impact which is associated.

A Cultural Heritage and Archaeology chapter will need to be included in the EIA, as outlined in the scoping report. The methodology and sources outlined in the scoping report are generally acceptable, however, Section 6.23 should also include the forthcoming results of the trenched evaluation, as well as the geophysical survey results, in the assessment of the archaeological potential of the site.

The proposed mitigation and operational design should take account of the constraints and opportunities and influence the design of the masterplan.

Transport and Access

The EIA scoping report identifies the impacts to the assessed arising from the completed development as well as those from the cumulative development of the wider PR development sites. It is agreed that the list of likely potential significant transport and access related effects are identified in the scoping report (paragraphs 7.20 - 7.29). The study area and special scope for the area is agreed and is based upon the North Oxford VISSIM model extents.

The ES transport chapter will assess the following transport related environmental factors to be assessed for the construction and operational phases of the proposed development, these are the key receptors that would usually be assessed in any such ES: Issues related to;

- Severance
- Driver delay
- Pedestrian delay
- Pedestrian amenity
- Fear and intimidation
- Accidents and safety

The significance of these effects is to be assessed in line with IEMA Guidelines. The EIA will also be required to identify the environmental impacts of construction related activities and demonstrate that these can be appropriately mitigated, this will include the impacts of construction traffic on the

local highway network. A Construction Traffic Management Plan will need to be agreed with the LPA prior to implementation of the development and the scope of this and the Construction and Environmental Management Plan (CEMP) should be identified in the Environmental Statement.

The Local Highway Authority also identify in their consultation response to the Scoping Opinion the requirement for consideration of Parking Standards and Parking Controlled Zones, Car Clubs, Electric Vehicle Charging and Cycle Parking. The relationship of these to the development and trip internalisation should be noted. The development of sustainable travel choices should be outlined in the Transport Section of the Environmental Statement and in the Travel Plan.

In this case the A34 is the relevant consideration in terms of the Strategic Road Network (SRN). National Highways do not offer a view of the scope of EIA's as this is for the Local Planning Authority to determine. However, it is noted that the applicant provides further details of the proposed assessment to be undertaken and the scope of the Transport Assessment (TA) in section 7 of the submitted EIA scoping report. Based on this, National Highways would welcome a meeting to discuss the proposals and the potential impact on the SRN. It is essential that matters are agreed with the Local Highway Authority who are responsible for roads in the vicinity of the proposed site, therefore a joint meeting may be helpful. National Highways look forward to working with the Applicant and Oxfordshire County Council to develop the scope of the subsequent TA. National Highways would expect the TA to assess any potential impacts to the A34 and take into account any other development in the area.

There is an assumption in relation to the road closures at Sandy and Yarnton Lane, that is yet to happen, whilst this is Network Rails intention, there remain a number of stages to move through with no guarantee when and how this will be delivered. As such, there should be data reflective of the current state as well as proposed. We would expect to see details within the Transport chapter of the EA of how any future developments will impact on the Sandy Lane Level Crossing and Yarnton Lane Level Crossing and what mitigation is propose as part of the application, as per the requirement of point f. of Policy PR8 of Cherwell Local Plan 2011-2031 (Part 1): Partial Review – Oxford's Unmet Housing need.

Paragraph 7.3 states the route is currently closed to vehicles and only open to pedestrians and cyclists however it is understood that the route is currently open

Paragraph 7.37 refers to Yarnton LC being currently closed to vehicles however the Level Crossing is still open and used by vehicles – the cottage uses still uses the crossing. Yarnton LC closure should be considered in all scenarios.

There is also a need to understand the role of the Canal and its towpath in sustainable travel choices and the role of public rights of way. The Environmental Statement should identify the impact on the public rights of way network and the development and enhancement to reflect existing and future needs.

Noise and Vibration

The applicant is asked to consider the need for the canal corridor, users of the canal towpath and occupants of moored boats to be included as a sensitive receptor for pollution, including noise, in particular during the construction phase.

Oxford Airport

In respect of the movements, please see the below table provided by Oxford Airport on movement. Please note that the Airport highlight that there was a spike in movements in 2021 due to the flying schools making up for lost time from the pandemic and undertaking more flying hours.

Month/ Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<i>January</i>	2481	1843	2161	2592	2495	2323	2013	3115	4107	1677
<i>February</i>	2692	2703	2717	3490	3532	2679	2512	3077	3534	4074
<i>March</i>	3478	2703	3595	3401	3637	3328	2739	3384	4014	5524
<i>April</i>	2814	3298	3999	4443	4067	3585	3126	3685	481	6628
<i>May</i>	4647	2791	3941	4049	4687	3411	3631	4204	1353	6450
<i>June</i>	3502	3795	4892	4844	3277	3797	4468	3687	3836	6095
<i>July</i>	4454	4441	4681	4365	3999	3614	4374	5430	5702	6702
<i>August</i>	4162	4096	3918	4245	3540	3643	4249	4915	4678	7192

<i>September</i>	3887	3178	4085	4387	3461	3268	3926	4800	5509	6789
<i>October</i>	3049	2770	3101	3468	2956	3043	3367	4914	4454	5388
<i>November</i>	3136	3624	2928	2606	3288	3158	2860	3636	4679	5716
<i>December</i>	2183	2414	2799	2522	1971	1862	2363	3139	3624	3680
Totals	40485	37656	42817	44312	40910	37711	39628	47986	45961	65915

Railway and Potential Railway Station

The impact of the noise of the railway on the development of the site should be fully understood and form part of the EIA with appropriate mitigation.

It is noted that the delivery of the potential Railway Station should be understood with the potential change in noise climate and profile of noise from stopping and re-starting from a railway station should be understood. Upgrade of the Cherwell Valley railway line, increase in rail movements and potential future Begbroke rail station should be included in the list of noise sources for the completed development and modelled accordingly.

The noise contour map of the existing baseline shows noise levels to the western boundary and land adjacent to the railway line to be above the permitted level of 50dB LAeq, 30min at the boundary for school sites. The existing number of rail movements of 15 trains per hour, equivalent to one every 4 minutes (item 8.2), and the anticipated increase in rail movements (item 8.8) will increase the noise levels. Noise will directly impact education delivery and is one of the reasons why a school must not be located adjacent to the railway line. The school location must meet the specified permitted noise level stated above unless otherwise agreed.

A44 and other local roads

The impact of the A44 should be accounted for in its current position but also the impact of future growth, investment in bus infrastructure on the A44 and the proposed development of the Oxford Airport Travel Hub should also be documented and factored into the development appraisal.

Impact to Begbroke Village and Yarnton Village residents and first residents of the development

The impact on existing residents from construction activity should be accounted for and included.

Air Quality

The applicant is asked to consider the need for the canal corridor, users of the canal towpath and occupants of moored boats to be included as a sensitive receptor for pollution including air quality/dust in particular during the construction phase.

It should be noted that measures should be included as a result of the introduction of climate policy, e.g. electric vehicle rollout and Future Homes Standard should be taken into account.

In respect of Para 9.10. the issue of remediation of the previously contaminated land and whether there would be any airborne contaminants released as part of bringing this into meaningful use would need to be accounted for in the Environmental Statement.

The aspects of the Noise Chapter may have a bearing on the air quality issues.

Climate Change and Greenhouse Gases

Oxfordshire councils have ambitious targets to reduce the amount of waste generated and increase the amount recycled as demonstrated in our Joint Municipal Waste Management Strategy 2018-2023. Enabling residents of new dwellings to fully participate in district council waste and recycling collections is vital to allow Oxfordshire's high recycling rates to be maintained and reduce the amount of non-recyclable waste generated.

Given the pressing urgency of climate change and the need to embed the principles of the circular economy into all areas of our society, we encourage the applicant to consider including community spaces that help reduce waste and build community cohesion through assets such as community fridges, space for the sharing economy (library of things), refill stations, space for local food growing etc. We encourage the use of local, natural and sustainable materials with as much reuse and as little waste as possible in line with Circular Economy objectives. At the detailed application stage, we expect to see plans for how the developer will design the development in accordance with waste management policies in Cherwell District Council's waste planning guidance. Bin storage areas must be able to accommodate the correct number of mixed recycling, refuse and food recycling bins; be

safe and easy to use for residents and waste collection crews and meet the requirements of the waste collection authority.

Other aspects of climate change should also be considered through addressing the requirements of Policies ESD1-5 of the Cherwell Local Plan Part 1 2011-2031. The use of renewable energy provision on site should be considered alongside an energy strategy for the site.

Biodiversity

Designated and Non-Designated Sites

Rushy Meadows SSSI, is located within approximately 10m of the north eastern Site boundary. The SSSI citation for Rushy Meadows states:

“This site consists of a series of unimproved alluvial grasslands alongside the Oxford Canal, in which low-intensity, traditional management has produced rich meadow and fen communities containing several uncommon species. Meadow habitats of this type are now both rare and under threat in Britain. Rushy Meadows represents one of the few surviving sites in a district where such grasslands have declined in area following agricultural improvement and urban development.”

Oxford Meadows Special Area of Conservation and Pixey and Yarnton Meads SSSI are located approximately 1.8km south of the Site. Oxford Meadows includes vegetation communities that are perhaps unique in the world in reflecting the influence of long-term grazing and hay-cutting on lowland hay meadows. Pixey and Yarton Meads SSSI are unimproved flood meadows on the bank of the river Thames. They have been grazed and cut for hay for more than a thousand years, with the result that they are botanically rich, with more than 150 species.

In addition, there are 17 other non-statutory designated sites and three areas of Ancient Woodland within a 2 km radius of the Site. Given the ecological sensitivity of this area it is essential that the EIA should include results of appropriate surveys, and an assessment of impact on each designated site. These must deal with potential impacts on both nationally and locally designated sites and how these will be avoided and if they cannot be avoided how the benefits of the development in the location proposed outweigh both its likely impact on the features of the designated site, and how the impacts will be mitigated.

Rowel Brook runs through the north of the site feeding into the Oxford Canal which runs along the eastern boundary of the site. The EIA must fully assess whether the proposed development is likely to have any adverse impact on these water channels. This will need to include an assessment of possible impacts, and a detailed description of mitigation measures that will be carried out and how they will ensure there will be no impact.

The site also contains hedgerows, areas of semi-improved grassland, woodland corridors and a pond with great crested newts, all of which are considered Habitats of Principle Importance. The EIA must fully demonstrate the measures which will be taken to ensure that there is no negative impact on these habitats (including hedgerows see below) and any other priority habitats nearby.

Paragraph 11.4 of the applicant's scoping report notes that bat roosts are present in Begbroke Hill Farmhouse and an adjacent building within Begbroke Science Park, and a range of bat species use the hedgerow network within the Site for foraging and commuting. The pond within the Begbroke Science Park contains a small breeding population of GCN and other protected species identified on-site include water vole, breeding birds (including Species of Principal Importance ('SPIs') such as skylark, red kite, and house sparrow), and reptiles. In addition, brown hairstreak butterfly (a SPI) was found to breed at the site.

The EIA should include results of appropriate surveys, an assessment of impact, and details of mitigation, compensation and enhancement measures. These must deal with impacts on priority species (including breeding birds see below) on site and any priority species nearby.

Hedgerows

Hedgerows should be retained and enhanced. In exceptional circumstances if proposals involve removal of small sections of hedgerow for access purposes then a substantially longer section of hedgerow should be planted elsewhere on site to provide compensation.

A management regime should be put in place for hedgerows across the site including a three-year rotation for trimming and allowing some stretches of hedgerow to remain untrimmed for longer. There should also be at least a 15m buffer between any development and the hedgerows. These buffers

should be maintained as dark corridors and should be of appropriate semi-natural priority habitat such as a mosaic of scrub and species-rich grassland.

Protected Species

DEFRA has provided guidance to competent authorities (including local authorities) on how to comply with the legal requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The guidance is available at: <https://www.gov.uk/guidance/providing-and-protecting-habitat-for-wild-birds>

The guidance states that: “As a competent authority, [the Local Planning Authority] must help to provide, protect and restore habitats for wild birds. This will help to make sure there are healthy populations of wild birds in their natural habitats across England and Wales... ..

The LPA has a duty therefore to:

- preserve, manage and re-establish habitat that is large and varied enough for wild birds to support and maintain their populations in the long term
- avoid any pollution or deterioration of wild bird habitat as far as possible

The EIA should set out the steps that will be taken to “preserve, manage and re-establish habitat that is large and varied enough for wild birds to support their population in the long term” in relation both to “wild birds that are in decline” and to “wild birds with healthy populations”

With respect to any priority species impacted, the developer must show that the habitats provided on site will be sufficient to maintain or enhance the same populations of these species. Skylark and some other priority species will require large areas of undisturbed habitat.

Conservation Target Area

The Lower Cherwell Valley Conservation Target Area (‘CTA’) extends into the north-eastern corner of the site. Oxfordshire Biodiversity Action Plan Targets associated with this CTA are lowland meadow – management, restoration and creation, floodplain grazing marsh – management, restoration and creation, lowland Fen (including swamp) – management and restoration, reedbed – management and creation, rivers – management and restoration (including management for water vole). We would therefore recommend that habitats to be created should include lowland meadow, wet grassland, and if possible, reedbed and lowland fen. BBOWT has developed proposals for a restoration project with bankside habitat improvements along the canal to support water vole and the Rowel Brook is regularly surveyed by the BBOWT Water Vole Project and has good potential itself.

Achieving a net gain in biodiversity

The biodiversity net gain should be calculated using the latest biodiversity accounting metric published by Natural England and all calculations should be provided with the documentation available to consultees as part of any planning application.

If it is not possible to provide a net gain in biodiversity as required by planning policy then off-site compensation will be required. One option is for Trust for Oxfordshire (TOE) <https://www.trustforoxfordshire.org.uk/> which is an independent charity with strong relationships with local planning authorities, developers and landowners across the county which may be able to assist the applicant in meeting its net gain obligations. On site provision would however be preferable.

Access vs. undisturbed areas

It is essential that the development ensures appropriate mitigation and creation for biodiversity and green space for recreation. Policy PR8 - Land East of the A44 and the accompanying policies map of The Cherwell Local Plan 2011 - 2031 (Part1) Partial Review Key Delivery Requirements 8, 9, 10 and 11 set out what is required in relation to the Local Nature Reserve, nature conservation area, other public open green spaces and retained agricultural land.

The management of these areas should be geared first and foremost towards wildlife conservation and detailed management plans should be submitted with any planning application, showing how the land will be managed for the duration of the time that the land is built on (e.g. in perpetuity).

The application should also specify which organisation/s will carry out this management and these should be experienced in the management of land for the benefit of wildlife. Whilst some form of public access can be permitted in order to allow residents to enjoy the natural green spaces, in order to provide the substantial benefits for wildlife that will be needed to achieve a net gain in biodiversity that is focused primarily on site, then there should not be public access across the entire area of the green infrastructure.

Zoning, and a 'hierarchy' of access levels of the combination of all green areas should be carefully planned, including consideration of main paths/cycle routes (with an appreciation of the most obvious routes that people are likely to want to follow: 'desire lines'). There should be informal recreation along a network of paths and openly accessible spaces included within a mosaic of areas that are closed off by appropriate use of hedgerows, screens, fencing and ditches. Broad zones might help keep some larger restricted access nature conservation blocks 'quiet' rather than fragmenting areas too much. This would be simpler for residents and visitors to understand and will allow wildlife to thrive and be observed from paths. The need to have some areas without direct public access is supported by a research report published by Natural England 'Is the management of Local Wildlife Sites affected by the urban fringe?'

Proposals for wildlife management and maintenance

The EIA should include measures for management and governance and how the Green Infrastructure would be managed in perpetuity and proposals should recognise this commitment. It may be that an endowment fund will be needed to ensure that management costs can be covered.

Lighting

The need for lighting should be assessed. If lighting of walkways is needed for winter then low height and light level bollard lighting would be preferable. Bright security style type lighting would be of very serious concern in terms of impact on wildlife, particularly bats. Lighting must be directed away from the hedgerows and woodlands, and light spill into these areas should be avoided through use of cowls or equivalent. In addition, the choice of lighting type is critically important, as there are wide variations in wildlife impact depending on the spectra of lighting. The choice of lighting type will impact on whether invertebrates are attracted to lights, with negative impacts on them, and also on the impact upon bats, birds and other wildlife

Paragraph 17.9 of the scoping report is noted however, given the ecological sensitivity of this area the impact of lighting on biodiversity should be acknowledged, assessed and measures to minimise this impact should be included in the EIA.

Biodiversity in built development

Any application should maximise the provision of such rooves and install solar panels on rooves which are not green rooves. The extent of biodiversity will depend on the type of green roof installed. Sedum roofs benefit a limited range of invertebrates and provide foraging for pollinators when in flower. Ecologically designed extensive green roofs can provide good habitat for wildlife, but there are limitations in terms of replicating habitat at ground level due to shallow depth of soils and the drying effect of wind and sun. According to www.livingroofs.org, a good green roof designed for biodiversity should include a varied substrate depth planted with a wide range of wildflowers suitable for dry meadows.

Wildlife connectivity between gardens can be achieved by allowing gaps in fencing and walls for hedgehogs and other small animals to roam, e.g. hedgehog streets in Kirtlington. This can be used to raise awareness of wildlife within the community.

Ground Conditions and Contamination

The presence of a foul water pipe and sewer crossing the site is noted however the exact trajectory is not shown. The presence of underground pipes is not permitted on school sites and should be shown in relation to the proposed education sites. Further guidance can be found in the Design Criteria for Primary and Secondary Schools.

The applicant is asked to consider the need for the canal corridor, users of the canal towpath and occupants of moored boats to be included as a sensitive receptor for pollution including the management and remediation of contamination in particular during the construction phase.

Contamination related to the creation of the Central Park concept should be clearly set out in ensuring that the area is fit for use.

Agricultural Land and Soils

The agricultural land being retained should be understood in terms of its existing farming and agricultural holding and how this would be affected. The retained land would need to be outlined in terms of its long-term viability including the need for a farmstead, equipment storage and/or other storage. The potential need for agricultural workers dwelling should also be explored.

Water Resources and Flood Risk

LLFA

Section 13.26 lists regulation and guidance which will be considered in the preparation of FRA. However, there is no mention of the LLFA local guidance.

An FRA and/or surface water management strategy must be in line with our local guidance. A detailed surface water management strategy must be submitted in accordance with the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire.

In line with this guidance, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible.

The applicant is required to provide a Surface Water Management Strategy in accordance with the following guidance:

The Sustainable Drainage Systems (SuDS) Policy, which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with National Guidance. The Sustainable Drainage Systems (SuDS) Policy also implemented changes to the Town and Country Planning (Development Management Procedure) (England) Order 2010 to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

All full and outline planning applications for Major Development must be submitted with a Surface Water Management Strategy. A site-specific Flood Risk Assessment (FRA) is also required for developments of 1 hectare or greater in Flood Zone 1; all developments in Flood Zones 2 and 3 or in an area within Flood Zone 1 notified as having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the Oxfordshire flood tool kit website. The site also includes specific flood risk information for developers and Planners.

The National Planning Policy Framework (NPPF), which was updated in February 2019 provides specific principles on flood risk (Section 14, from page 45). National Planning Practice Guidance (NPPG) provides further advice to ensure new development will come forward in line with the NPPF.

Paragraph 155 states; "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."

As stated in Paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.

The Non-statutory technical Standards for sustainable drainage systems were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire" to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA SuDS Manual (C753), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.

Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at concept stage, we will expect the Surface Water Management Strategy to set parameters for each parcel/phase to ensure these are included when these parcels/phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

By the end of the Concept Stage evaluation and initial design/investigations Flows and Volumes should be known.

Environment Agency

The response and comments of the Environment Agency will be forwarded to the applicant team as part of ongoing discussions as they have been unable to provide comments to be included here. This response will form part of the Council's Scoping Opinion and full regard should be had to these comments once received and provided.

Canal Corridor

The role and opportunity of the Canal Corridor in the provision of water through the construction activity has been highlighted by the Canal and Rivers Trust.

Thames Water

Thames Water are satisfied that the report has considered the Water and sewerage needs of the development as set out in The EIA Regulations 2017 Schedule 4

Landscape and Visual

The LPA has engaged and agreed with the applicant's consultants on the position of the viewpoints and landscape assessment.

If it is available to view the Churches to the West and Southeast may be an appropriate viewpoint (if the towers/spires are available). The applicant team have taken note of the request to capture any visibility of the Churches to the west and south-east of the Application Site (if visibility of them is available) from any of the agreed viewpoint locations.

It has also been suggested that modelling of some areas to taller potential buildings in key nodes should be discussed. This could be, for example up to 17.5m for residential and 21.9m for commercial. It is agreed to show and test these parameters; and when it would be appropriate to share the results of this design testing.

Cumulative Effects

Begbroke Science Park has a long history with a significant number of planning applications of varying types over a significant period of time. The majority of the proposals have been to increase the number and scale of buildings on the site and to complement and expand the existing research and development facilities as well as other uses within the site.

The BBOWT highlight that the EIA should evaluate potential negative impacts on features of nature conservation importance that may arise as a result of other plans and projects either existing, in

development or proposed. Appropriate measures to avoid, mitigation or compensate for these negative impacts should be specified within the EIA.

The list of developments in Appendix A are noted and considered. The list at Appendix A of the Scoping Report should be kept under review.

The following planning history is considered directly relevant to the current proposal:

18/00803/OUT - Outline planning permission, with all matters except for access reserved for subsequent approval, for up to 12,500m² of B1a / b / c and ancillary D1 floor space, retention of and improvements to the existing vehicular, public transport, pedestrian and cycle access including internal circulation routes; associated car parking including re-disposition of existing car parking; associated hard and soft landscape works; any necessary demolition (unknown at this stage); and associated drainage, infrastructure and ground re-modelling works - Granted 17th September 2018

21/03150/REM - Reserved Matters application for 18/00803/OUT - the design, layout, external appearance and landscaping (as required by OPP Condition 1). It also includes the information required by conditions 4, 5 and 21 of the OPP. Submitted scheme also accords with the requirements of conditions 6, 7, 8, 9 and 14 of the OPP - Reserved Matters Approved 27/01/2022

21/01699/NMA - Non-Material Amendment to 18/00803/OUT to raise the height of the approved buildings by 60cm from 12.6m to 13.2m. Granted 8th June 2021.

22/01610/NMA - Change from one single central flue on the academic building to several which would be 300 mm higher than those previously approved plus changes to the design of the approved weed garden, including the addition of a ramp, relocation of the sink and events area and a material change of the main access path from Colas Fibredec to stone crazy paving (proposed as non-material amendments to 21/03150/REM) – Approved 28/06/2022

22/02071/NMA - Change to the wording of condition 4 (contamination) (proposed as non-material amendment to 21/03150/REM) – Approved 11/08/2022

22/03355/NMA - Updates to the chosen brick from grey blend to buff/ grey blend and an update to the shading fins from 'brass' colour to 'champagne' colour (proposed as non-material amendment to 21/03150/REM) – Approved 17/11/2022

21/03195/F - Formation of surface car park and service building (including substation, sprinkler tanks and EV charging infrastructure) – Approved 04/02/2022

22/01789/NMA - Substitution of permeable block paving to parking bay surfacing with a porous bituminous macadam surface (proposed as non-material amendment to 21/03195/F) – Refused - 14/07/2022

22/02372/NMA - Non-material amendment to 21/03195/F - The Non-Material Amendment proposes the substitution of permeable block paving to parking bay surfacing with a porous bituminous macadam surface - Approved 02/09/2022

Outside the Science Park, there is the consideration of the Sandy Lane Crossing being carried out by Network Rail and the Oxford Phase 2 Enhancement Works. Whilst an application is yet to be submitted the detail is outlined in an EIA Screening Opinion request submitted in 2022.

22/03054/SO - Request for an EIA Screening Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, in respect of the proposed closure of Yarnton Lane level crossing and Sandy Lane level crossing as part of the Oxford Phase 2 Enhancement Works – Environmental Statement Not Required - 27/10/2022

There is a current planning application 21/03522/OUT for the PR9 site at Yarnton. The main access to that site will come from an amended junction on the A44 which also serves this PR8 site.

There are also synergies with other sites allocated in the Partial Review, in particular PR7b which is also the subject of current planning applications, including 22/01611/OUT for 118 dwellings as a new

pedestrian/cycle bridge of the canal is identified in the Local Plan as being required between that site and the application site.

For the purposes of the cumulative assessment, the other aspects/developments also to be considered are set out below. Whether these are considered committed developments under EIA Regulations will need to be monitored and assessed:

- The remaining parcels of the allocation (PR8)
- Oxford Airport travel hub (being developed by Oxfordshire County Council)
- Oxford Technology Park (Technology Drive, Kidlington)
- The operations of London Oxford Airport
- The potential re-location of Oxford United Football Club is also considered however at what stage this reaches at the time of submission will need to be considered and monitored. OCC Cabinet papers have been released for the meeting on 24 January 2022 in relation to OUFC proposals.

Non-significant topics

The list of non-significant topics is agreed with the exception of where they form part of the consideration inter-related to a matter of significance and appropriate mitigation is necessary (e.g., biodiversity and lighting).

Publication

It is expected that the Environmental Statement will be accompanied by a Non-Technical summary document.

Digital Copies of the Environmental Statement (e.g. through USB sticks or digital links) should be made available to Parish Councils and Ward Members. Digital copies of the Environmental Statement should be made available free of charge. The applicant should undertake a GDPR check as part of any document submitted.

Any confidential document (e.g. badger survey) should be clearly labelled with a public and redacted version being made available. Unredacted versions should be forwarded to the appropriate body for consideration.

Hard copies of the Environmental Statement should be made available at the Council Offices and at a suitable location in the Science Park. Additional copies or requests for a hard copy should be charged at reasonable rates in accordance with guidance.

There are consultation bodies that have not yet responded to the Council's notification of this scoping report. Should any further comments be received, they shall be forwarded by separate cover for consideration within the ES.

In the meantime, it is trusted that this information is of assistance to you in the formulation of an Environmental Statement and should be treated as the Council's formal Scoping Opinion made under the Environmental Impact Assessment Regulations 2017 (as amended).

Yours faithfully



David Peckford
Assistant Director – Planning and Development

Checked By: Caroline Ford

Cherwell District Council
Planning@cherwell-dc.gov.uk

By email only

12th January 2023

22/03763/SCOP

**Location: Begbroke Science Park Begbroke Hill Begbroke
Kidlington OX5 1PF**

Berkshire, Buckinghamshire &
Oxfordshire Wildlife Trust
The Lodge, 1 Armstrong Road,
Littlemore, Oxford, OX4 4XT
Tel: 01865 775476
Email: info@bbowt.org.uk
Visit: bbowt.org.uk



Proposal: Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land.

In relation to the above scoping opinion request we have the following comments on behalf of the Berks, Bucks and Oxon Wildlife Trust. As a wildlife conservation focused organisation, our comments refer specifically to impacts on species and their habitats which may occur as a result of the proposed development.

Cumulative Impacts

The EIA should evaluate potential negative impacts on features of nature conservation importance that may arise as a result of other plans and projects either existing, in development or proposed. Appropriate measures to avoid, mitigation or compensate for these negative impacts should be specified within the EIA.

Avoidance of impact on designated nature conservation sites

Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment of the Cherwell Local Plan states:

“Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity”

The proposed development has the potential for adverse effects on a number of designated sites as set out below:

Rushy Meadows SSSI, is located within approximately 10m of the north eastern Site boundary. The SSSI citation for Rushy Meadows states:

“This site consists of a series of unimproved alluvial grasslands alongside the Oxford Canal, in which low-intensity, traditional management has produced rich meadow and fen communities containing several uncommon species. Meadow habitats of this type are now both rare and under threat in Britain. Rushy Meadows represents one of the few surviving sites in a district where such grasslands have declined in area following agricultural improvement and urban development. “

Oxford Meadows Special Area of Conservation and Pixey and Yarnton Meads SSSI are located approximately 1.8km south of the Site. Oxford Meadows includes vegetation communities that are perhaps unique in the world in reflecting the influence of long-term grazing and hay-cutting on lowland hay meadows. Pixey and Yarton Meads SSSI are unimproved flood meadows on the bank of the river Thames. They have been grazed and cut for hay for more than a thousand years, with the result that they are botanically rich, with more than 150 species. In addition, there are 17 other non-statutory designated sites and three areas of Ancient Woodland within a 2 km radius of the Site.

Given the ecological sensitivity of this area it is essential that the EIA should include results of appropriate surveys, and an assessment of impact on each designated site. These must deal with potential impacts on both nationally and locally designated sites and how these will be avoided and if they cannot be avoided how the benefits of the development in the location proposed outweigh both its likely impact on the features of the designated site, and how the impacts will be mitigated.

Avoidance of impact on water channel, priority habitat and protected and priority species

NPPF paragraph 179 states (our underlining):

“To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment of the Cherwell Local Plan states:

“Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for

biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity”

Rowel Brook runs through the north of the site feeding into the Oxford Canal which runs along the eastern boundary of the site. The EIA must fully assess whether the proposed development is likely to have any adverse impact on these water channels. This will need to include an assessment of possible impacts, and a detailed description of mitigation measures that will be carried out and how they will ensure there will be no impact.

The site also contains hedgerows, areas of semi-improved grassland, woodland corridors and a pond with great crested newts, all of which are considered Habitats of Principle Importance. The EIA must fully demonstrate the measures which will be taken to ensure that there is no negative impact on these habitats (including hedgerows see below) and any other priority habitats nearby.

Paragraph 11.4 of the applicant’s scoping report notes that bat roosts are present in Begbroke Hill Farmhouse and an adjacent building within Begbroke Science Park, and a range of bat species use the hedgerow network within the Site for foraging and commuting. The pond within the Begbroke Science Park contains a small breeding population of GCN and other protected species identified on-site include water vole, breeding birds (including Species of Principal Importance (‘SPIs’) such as skylark, red kite, and house sparrow), and reptiles. In addition, brown hairstreak butterfly (a SPI) was found to breed at the site.

The EIA should include results of appropriate surveys, an assessment of impact, and details of mitigation, compensation and enhancement measures. These must deal with impacts on priority species (including breeding birds see below) on site and any priority species nearby.

Hedgerows

Hedgerows should be retained and enhanced. In exceptional circumstances if proposals involve removal of small sections of hedgerow for access purposes then a substantially longer section of hedgerow should be planted elsewhere on site to provide compensation. A management regime should be put in place for hedgerows across the site including a three-year rotation for trimming and allowing some stretches of hedgerow to remain untrimmed for longer.

There should also be at least a 15m buffer between any development and the hedgerows. These buffers should be maintained as dark corridors and should be of appropriate semi-natural priority habitat such as a mosaic of scrub and species-rich grassland.

Breeding birds

DEFRA has provided guidance to competent authorities (including local authorities) on how to comply with the legal requirements of the Conservation of Habitats and Species Regulations 2017 (as amended). The guidance is available at: <https://www.gov.uk/guidance/providing-and-protecting-habitat-for-wild-birds>

The guidance states that:

“As a competent authority, you must help to provide, protect and restore habitats for wild birds. This will help to make sure there are healthy populations of wild birds in their natural habitats across England and Wales...

...You must take appropriate steps to help:

- *preserve, manage and re-establish habitat that is large and varied enough for wild birds to support and maintain their populations in the long term*
- *avoid any pollution or deterioration of wild bird habitat as far as possible*

Your duty to provide and protect wild bird habitats applies when you carry out your functions, for example, when you:

...

- *make plans or strategies to decide where activities or development should take place*
- *take decisions that might affect wild bird habitats, such as giving permissions or consents*

...When you carry out your duties you should aim to provide or protect habitat that allows wild bird populations to maintain their numbers in the areas where they naturally live.

You should consider habitats used by wild bird species that are in decline and also habitats supporting wild birds with healthy populations.”

The EIA should set out the steps that will be taken to “*preserve, manage and re-establish habitat that is large and varied enough for wild birds to support their population in the long term*” in relation both to “*wild birds that are in decline*” and to “*wild birds with healthy populations*”

With respect to any priority species impacted, the developer must show that the habitats provided on site will be sufficient to maintain or enhance the same populations of these species. Skylark and some other priority species will require large areas of undisturbed habitat.

Conservation Target Area

The Lower Cherwell Valley Conservation Target Area (‘CTA’) extends into the north-eastern corner of the site. Oxfordshire Biodiversity Action Plan Targets associated with this CTA are lowland meadow – management, restoration and creation, floodplain grazing marsh – management, restoration and creation, lowland Fen (including swamp) – management and restoration, reedbed – management and creation, rivers – management and restoration (including management for water vole). We would therefore recommend that habitats to be created should include lowland meadow, wet grassland, and if possible, reedbed and lowland fen. BBOWT has developed proposals for a restoration project with bankside habitat improvements along the canal to support water vole and the Rowel Brook is regularly surveyed by the BBOWT Water Vole Project and has good potential itself.

Achieving a net gain in biodiversity

NPPF paragraph 174 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by.....

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

NPPF paragraph 180 states:

When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

d) opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment of the Cherwell Local Plan states:

*“Protection and enhancement of biodiversity and the natural environment will be achieved by the following:
In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources”*

We note that paragraph 11.7 of the applicant’s scoping opinion states:

“Landscaping and ecological habitat creation and enhancement will be implemented to achieve an overall biodiversity net gain on the Site, including creation of a new LNR and area for nature conservation. The Proposed Development will enhance retained habitats and create new habitats of higher ecological value including wetlands, ponds, species-rich grasslands, woodlands, orchards, native scrub and species-rich hedgerows.”

The biodiversity net gain should be calculated using the latest biodiversity accounting metric published by Natural England and all calculations should be provided with the documentation available to consultees as part of any planning application.

If it is not possible to provide a net gain in biodiversity as required by planning policy then off-site compensation will be required. TOE <https://www.trustforoxfordshire.org.uk/> is an independent

charity with strong relationships with local planning authorities, developers and landowners across the county which may be able to assist the applicant in meeting its net gain obligations.

Access vs. undisturbed areas

It is essential that the development ensures appropriate mitigation and creation for biodiversity and green space for recreation. Policy PR8 - Land East of the A44 and the accompanying policies map of **The Cherwell Local Plan 2011 - 2031 (Part1) Partial Review** Key Delivery Requirements 8, 9, 10 and 11 set out what is required in relation to the Local Nature Reserve, nature conservation area, other public open green spaces and retained agricultural land.

The management of these areas should be geared first and foremost towards wildlife conservation and detailed management plans should be submitted with any planning application, showing how the land will be managed for the duration of the time that the land is built on (e.g. in perpetuity). The application should also specify which organisation/s will carry out this management and these should be experienced in the management of land for the benefit of wildlife.

Whilst some form of public access can be permitted in order to allow residents to enjoy the natural green spaces, in order to provide the substantial benefits for wildlife that will be needed to achieve a net gain in biodiversity that is focused primarily on site, then there should not be public access across the entire area of the green infrastructure.

Zoning, and a 'hierarchy' of access levels of the combination of all green areas should be carefully planned, including consideration of main paths/cycle routes (with an appreciation of the most obvious routes that people are likely to want to follow: 'desire lines'). There should be informal recreation along a network of paths and openly accessible spaces included within a mosaic of areas that are closed off by appropriate use of hedgerows, screens, fencing and ditches. Broad zones might help keep some larger restricted access nature conservation blocks 'quiet' rather than fragmenting areas too much. This would be simpler for residents and visitors to understand and will allow wildlife to thrive and be observed from paths. The need to have some areas without direct public access is supported by a research report published by Natural England 'Is the management of Local Wildlife Sites affected by the urban fringe?'

(NER063) <http://publications.naturalengland.org.uk/publication/6134796821463040>

Proposals for wildlife management and maintenance

Our view is that the GI including habitats for wildlife should be managed in perpetuity (e.g. forever) and proposals should recognise this. To ensure management lasts for as long as the built environment is built up (e.g. likely to be forever) then an endowment fund will be needed to ensure that management costs can be covered.

Ideally, there would be a funded officer-role to coordinate and oversee this. This could be alongside or sharing a role as a community engagement officer. This role could for example be delivered by an officer in an external organisation with appropriate experience.

Lighting

The introduction of lighting into this rural-edge area could potentially impact upon a wide range of species, in particular on bats and birds. We note that paragraph 17.8 of the applicant's scoping report states:

“An outline external Lighting Strategy will be developed for the completed Proposed Development having regard to existing and future sensitive to allow for the safe use of the external areas within the Site, as well as minimising impacts on existing and future sensitive receptors. The Lighting Strategy will provide a modern, efficient and controlled lighting scheme which incorporates best practice design principles, adhering to recommendations and criteria noted within publication by the Institute of Lighting Professional (‘ILP’) document ‘The Reduction of Obtrusive Light’ GN01:21 and other relevant lighting design guidance which is current at the time that reserved matters applications come forward. The Lighting Strategy will form an appendix to the ES and will consider highway, human, ecological and aviation receptors.”

We believe it is essential that proposals include a lighting management plan to demonstrate how lighting will be avoided or otherwise minimised during both the construction and operational phases. It should cover at least the following points:

Most importantly the need for lighting should be assessed, with a presumption against wherever possible. If lighting of walkways is needed for winter then low height and light level bollard lighting would be preferable. Bright security style type lighting would be of very serious concern in terms of impact on wildlife, particularly bats.

Lighting must be directed away from the hedgerows and woodlands, and light spill into these areas should be avoided through use of cowls or equivalent. In addition, the choice of lighting type is critically important, as there are wide variations in wildlife impact depending on the spectra of lighting. The choice of lighting type will impact on whether invertebrates are attracted to lights, with negative impacts on them, and also on the impact upon bats, birds and other wildlife. Conditions/covenants that control the type/power/direction of security/outside lighting that can be installed on houses are also suggested.

For more details on this, see the recommendations of:

“A Review of the Impact of Artificial Lighting on Invertebrates, Charlotte Bruce-White and Matt Shardlow (2011)” https://cdn.buglife.org.uk/2019/08/A-Review-of-the-Impact-of-Artificial-Light-on-Invertebrates-docx_0.pdf and

“Artificial Light in the Environment - Royal Commission on Environmental Pollution (2009)” https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228832/9780108508547.pdf.pdf

and

Artificial Lighting and Wildlife, Bat Conservation Trust (2014) – downloadable from:
http://www.bats.org.uk/pages/bats_and_lighting.html

We note that paragraph 17.9 of the scoping report states:

“Due to the Site location, constraints and proposed design mitigation it is professionally judged that significant light pollution effects can be avoided through good design which would be achieved through implementation of the Lighting Strategy. Further details of lighting within the Proposed Development and illumination impact profiles (if necessary) would be provided at reserved matters stages or through planning conditions. It is therefore considered unlikely that new lighting installations at the Proposed Development would result in significant adverse effects to sensitive receptors and it is proposed that an ES chapter on light pollution be scoped out of the ES.”

However, given the ecological sensitivity of this area we consider that it is essential that the impact of lighting, and measures to minimise this impact should be included in the EIA.

Biodiversity in built development

The scale of development proposed is such that any scheme should be exemplary in terms of integrating biodiversity features. The Wildlife Trusts have published 'Homes for people and Wildlife: How to build housing in a nature-friendly way' which sets out what a good, nature-rich housing development looks like.

See: https://www.wildlifetrusts.org/sites/default/files/2018-05/homes_for_people_and_wildlife_lr_-_spreads.pdf.

According to this, *‘All housing developments must result in:*

- *A measurable improvement for wild species and habitats, which means
 - *Avoiding any loss or damage of wildlife sites*
 - *Designing in existing habitats*
 - *Creating new habitat*
 - *More than compensating for any habitat that is lost**
- *All residents having lasting access to nearby nature”*

Research shows that green roofs can provide valuable habitats for wildlife (<https://livingroofs.org/biodiversity-and-wildlife/>).

Any application should maximise the provision of such rooves, and install solar panels on rooves which are not green rooves. The extent of biodiversity will depend on the type of green roof installed. Sedum roofs benefit a limited range of invertebrates and provide foraging for pollinators when in flower. Ecologically designed extensive green roofs can provide good habitat for wildlife, but there are limitations in terms of replicating habitat at ground level due to shallow depth of soils and the drying effect of wind and sun. According to www.livingroofs.org, a good green roof designed for biodiversity should include a varied substrate depth planted with a wide range of wildflowers suitable for dry meadows.

Wildlife connectivity between gardens can be achieved by allowing gaps in fencing and walls for hedgehogs and other small animals to roam, e.g. hedgehog streets in Kirtlington. This can be used to raise awareness of wildlife within the community.

Additional information on appropriate enhancements within the built environment can also be found in 'Biodiversity Positive: Eco-Towns Biodiversity Worksheet, produced by Town and Country Planning Association, Communities and Local Government, and Natural England', downloadable from: <https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=2e0ffaf8-24b1-45fe-a02f-505a06d72ff2>

The table below (prepared by BBOWT) sets out features in developments to encourage biodiversity, and their associated benefits for people:

	Biodiversity benefits	Reduces urban heat island effect	Reduces air pollution	Reduces water run-off
<u>Houses and Gardens:</u>				
Gardens: Fruit trees in each back garden; Wildflower turf making up part of lawn in each garden; Log piles; Hedgerows making up at least one boundary; Garden walls with overwintering shelter for insects	✓	✓	✓	✓
Green roofs on garages and public buildings	✓	✓	✓	✓
Green walls	✓	✓	✓	✓
Built in bird boxes including swift bricks, swallow and house martin and garden birds.	✓			
Built in bat boxes, bricks and lofts – suitable for crevice dwellers and roof void dwellers.	✓			
<u>Street network and small green spaces:</u>				
Street trees – tree lined streets; woodland copses.	✓	✓	✓	✓
Wildflower rich road verges and green corners etc. with loggeries, hibernacula, bug hotels	✓	✓		✓
Climbing plants on fences and walls	✓	✓	✓	✓
Any shrubs chosen to maximise: berries for winter bird food; flowers for pollen and nectar.	✓			
SUDS schemes including biodiversity	✓	✓	✓	✓
<u>Green Spaces</u> (In addition to large scale habitat creation and management above):				
Wildflower edging / shrubs around sports pitches, play equipment, kick-about areas.	✓	✓		✓
Hedgerows and buffers: management for wildlife	✓	✓	✓	✓
Long grass / bare ground / rockeries / hibernacula for reptiles	✓	✓		✓
Clean-water wetlands / ponds / ditches with surrounding wildlife grass habitat for amphibians – can be part of SUDS and independent of SUDS.	✓	✓		✓
Woodland	✓	✓	✓	✓
Network of green and blue corridors without lighting	✓	✓	✓	✓
Allotments	✓	✓		✓

We request that the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) be consulted on subsequent applications on the site further to this scoping opinion request.

Please contact us if you have any queries on this response.

Yours sincerely,

Nicky Warden

Public Affairs and Planning Officer



**Canal &
River Trust**

Making life better by water

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Your Ref 22/03763/SCOP

Our Ref CRTR-PLAN-2022-37889

Wednesday 28 December 2022

Dear Mr Thompson

Proposal: Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land. The findings of the EIA will be reported in an Environmental Statement (ES) which will accompany the planning application

Location: Land relating to PR8, Begbroke, Kidlington

Waterway: Oxford Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following general advice:

The applicant is asked to consider the need for the canal corridor, users of the canal towpath and occupants of moored boats to be included as a sensitive receptor for pollution including, noise, light, air quality/dust and ground and overland flows during the construction phase.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Jane Hennell MRTPI
Area Planner

Jane.Hennell@canalrivertrust.org.uk
07747 897793

Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust

Fradley Junction, Alrewas, Burton-upon-Trent, Staffordshire DE13 7DN

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Patron: H.R.H. The Prince of Wales. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB

Andrew Thompson

From: Planning_THM <Planning_THM@environment-agency.gov.uk>
Sent: 20 January 2023 15:20
To: Andrew Thompson
Subject: RE: Scoping Opinion Request - Our Ref: 22/03763/SCOP - Begbroke Science Park

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Dear Andrew,

Thank you for your email.

I can confirm receipt of your consultation on 20 December 2022. Unfortunately, due to resourcing issues, we are currently behind with reviewing consultations and we are currently logging applications received on 14 November 2022, so it will be a little while longer before we get to yours in the queue. If you haven't heard from us, hopefully we will be able to provide an update in another 6-8 weeks.

I can only apologise for any inconvenience this may cause.

Kind regards,

Chloe Alma-Daykin

Planning Advisor | Sustainable Places | Thames Area
Environment Agency | Red Kite House, Howbery Park, Benson Lane, Crowmarsh, OX10 8BD



Creating a better place
for people and wildlife



From: Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>
Sent: 20 January 2023 10:51
To: Planning_THM <Planning_THM@environment-agency.gov.uk>
Subject: Scoping Opinion Request - Our Ref: 22/03763/SCOP - Begbroke Science Park

You don't often get email from andrew.thompson@cherwell-dc.gov.uk. [Learn why this is important](#)

Re: Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land. The findings of the EIA will be reported in an Environmental Statement (ES) which will accompany the planning application

A consultation on a scoping opinion in relation to the above was sent to you on 20 December 2022 (following receipt by the LPA on 16 December 2022). Whilst we have received a number of responses and understand that the festive period has fallen in this period of consultation I note we do not appear to have received any response from the Environment Agency or a request for an extension of time to make comments.

Please can you provide your response or an update us accordingly.

Kind Regards,

Andrew Thompson

Principal Planning Officer – Major Developments South Planning Team
Development Management
Environment and Place Directorate
Cherwell District Council
E: andrew.thompson@cherwell-dc.gov.uk
T: +44 (0)1295 221831

Website address - www.cherwell.gov.uk

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Consultee Comment for planning application 22/03763/SCOP

Application Number	<input type="text" value="22/03763/SCOP"/>
Location	<input type="text" value="Begbroke Science Park Begbroke Hill Begbroke Kidlington OX5 1PF"/>
Proposal	<input type="text" value="Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land. The findings of the EIA will be reported in an Environmental Statement (ES) which will accompany the planning application"/>
Case Officer	<input type="text" value="Andrew Thompson"/>
Organisation	<input type="text" value="Fire Service (Oxfordshire)"/>
Name	<input type="text" value="Jacky Hughes"/>
Address	<input type="text" value="Fire Service HQ Sterling Road Kidlington OX5 2DU"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="Due to the nature of the report we have no adverse comments at this stage,

Steve Johns
Oxfordshire Fire and Rescue Service"/>
Received Date	<input type="text" value="23/12/2022 17:19:42"/>
Attachments	



Historic England

Mr Andrew Thompson
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 0207 973 3749

Our ref: PL00791953

17 January 2023

Dear Mr Thompson

Thank you for your letter of 20 December 2022 consulting us about the above EIA Scoping Report.

This development will have an impact upon a number of designated heritage assets and their settings in the area around the site. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.

We would also expect the Environmental Statement to consider the potential impacts on non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff.

We would strongly recommend that you involve the Conservation Officer at Cherwell District Council and the archaeological staff at Oxfordshire County Council in the development of this assessment. They are best placed to advise on: local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

It is important that the assessment is designed to ensure that all impacts are fully understood. Section drawings and techniques such as photomontages are a useful part of this.

The assessment should also take account of the potential impact which associated



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Telephone 020 7973 3700
HistoricEngland.org.uk



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Historic England

activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider, where appropriate, the likelihood of alterations to drainage patterns that might lead to *in situ* decomposition or destruction of below ground archaeological remains and deposits and can also lead to subsidence of buildings and monuments.

If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Yours sincerely,

Andrew Scott
Inspector of Historic Buildings and Areas
Andrew.Scott@HistoricEngland.org.uk



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Lynne Baldwin

From: Beata Ginn <Beata.Ginn@nationalhighways.co.uk>
Sent: 09 January 2023 12:06
To: Planning
Cc: Planning SE; Patrick Blake; Spatial Planning
Subject: FORMAL RESPONSE: #18815 Pre Application 22/03763/SCOP Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

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FAO: Andrew Thompson of Cherwell District Council

Reference: 22/03763/SCOP

Our reference: 7776 (TRACKER NUMBER #18815)

Location: Begbroke Science Park Begbroke Hill Begbroke Kidlington OX5 1PF

Proposal: Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land. The findings of the EIA will be reported in an Environmental Statement (ES) which will accompany the planning application.

RE: Consultation on request for a Screening or Scoping Opinion of the Local Planning Authority under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Dear Andrew,

Thank you for your e-mail dated 20 December 2022 consulting National Highways on the Screening or Scoping Opinion in relation to the above re-development proposals at Begbroke Science Park.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A34.

We do not offer a view of the scope of EIA's as this is for the Local Planning Authority to determine. However, we note that the applicant provides further details of the proposed assessment to be undertaken and the scope of the Transport Assessment (TA) in section 7 of the submitted EIA scoping report. Based on this, we would welcome a meeting to discuss the proposals and the potential impact on the SRN. It is essential that matters are agreed with the Local Highway Authority who are responsible for roads in the vicinity of the proposed site, therefore a joint meeting may be helpful.

We look forward to working with the Applicant and Oxfordshire County Council to develop the scope of the subsequent TA. We would expect the TA to assess any potential impacts to the A34 and take into account any other development in the area.

Due to the above we would strongly recommend early engagement with the applicant prior to the submission of any future formal application.

I hope this is helpful.

Regards

Mrs Beata Ginn

Assistant Spatial Planner (Area 3)

National Highways | Bridge House | Walnut Tree Close | Guildford GU1 4LZ

Tel: +44 (0) 300 470 1118 **Mobile:** 0787 204 6392

Web: <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

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Date: 13 January 2023

Our Ref: 417558

Your Ref: 22/03763/SCOP



Andrew Thompson
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Crewe Business Park
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Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

andrew.thompson@cherwell-dc.gov.uk

Dear Mr Thompson

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): Redevelopment to include 1,750 residential dwellings with educational, commercial and employment provision with all necessary works and infrastructure.

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF.

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 20th December 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. **Annex A** to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development.

Further guidance is set out in Planning Practice Guidance on [Environmental Assessment, Natural Environment and Climate Change](#).

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Please note that Natural England must be consulted on Environmental Statements.

Please send any new consultations or further information on this consultation to:
consultations@naturalengland.org.uk.

Yours sincerely

Paul Scott
Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

[Schedule 4](#) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment
- A non-technical summary of the information
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information

Further guidance is set out in Planning Practice Guidance on [environmental assessment](#) and [natural environment](#).

Cumulative and In-Combination Effects

The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.

An impact assessment should identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Environmental Data

Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at:

<http://www.naturalengland.org.uk/publications/data/default.aspx>.

Detailed information on the natural environment is available at www.magic.gov.uk.

Natural England's SSSI Impact Risk Zones are a GIS dataset which can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#).

Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.

Biodiversity and Geodiversity

General Principles

The [National Planning Policy Framework](#) (paragraphs 174-175 and 179-182) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the [natural environment](#).

The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.

Ecological Impact Assessment (EclA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. [Guidelines](#) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Local planning authorities have a [duty](#) to have regard to conserving biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available [here](#).

Designated Nature Conservation Sites

Nationally Designated Sites

The development site is within or may impact on the following **Site of Special Scientific Interest**:

- Rushy Meadows Site of Special Scientific Interest (SSSI)

Sites of Special Scientific Interest are protected under the Wildlife and Countryside Act 1981 and paragraph 180 of the NPPF. Further information on the SSSI and its special interest features can be found at www.magic.gov.uk.

Natural England's SSSI Impact Risk Zones can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#).

The Environmental Statement should include a full assessment of the direct and indirect effects of the development on the features of special interest within the SSSI and identify appropriate

mitigation measures to avoid, minimise or reduce any adverse significant effects.

The ES should include a full assessment of the direct and indirect effects of the development on the site and identify appropriate mitigation measures to avoid, minimise or reduce any adverse significant effects.

Regionally and Locally Important Sites

The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 174 and 175). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.

Protected Species

The conservation of species protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 is explained in Part IV and Annex A of Government Circular 06/2005 [Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System.](#)

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.

The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

Natural England has adopted [Standing Advice](#) for protected species, which includes guidance on survey and mitigation measures. A separate protected species licence from Natural England or Defra may also be required.

District Level Licensing for Great Crested Newts

District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A [DLL scheme for GCN](#) may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement.

Priority Habitats and Species

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found [here](#). Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often

found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to [download](#). Further information is also available [here](#).

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal
- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures
- Opportunities for biodiversity net gain or other environmental enhancement

Ancient Woodland, Ancient and Veteran Trees

The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement.

Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. The [wood pasture and parkland inventory](#) sets out information on wood pasture and parkland.

The [ancient tree inventory](#) provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared [standing advice](#) on ancient woodland, ancient and veteran trees.

Biodiversity Net Gain

Paragraph 174 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

The ES should use an appropriate biodiversity metric such as [Biodiversity Metric 3.0](#) together with ecological advice to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain. The metric should be used to:

- assess or audit the biodiversity unit value of land within the application area
- calculate the losses and gains in biodiversity unit value resulting from proposed development
- demonstrate that the required percentage biodiversity net gain will be achieved

Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery

Strategies.

Opportunities for wider environmental gains should also be considered.

Landscape

Landscape and Visual Impacts

The environmental assessment should refer to the relevant [National Character Areas](#). Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local landscape character using [landscape assessment methodologies](#). We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character.

A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013* ((3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the [National Design Guide](#) and [National Model Design Code](#). The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

Heritage Landscapes

The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.

Connecting People with Nature

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 100. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities

to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

Soils and Agricultural Land Quality

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best and most versatile (BMV) agricultural land should be considered in line with paragraphs 174 and 175 of the NPPF. Further guidance is set out in the Natural England [Guide to assessing development proposals on agricultural land](#).

As set out in paragraph 211 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

The following issues should be considered and, where appropriate, included as part of the Environmental Statement (ES):

- The degree to which soils would be disturbed or damaged as part of the development
- The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted.

This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information see www.magic.gov.uk.

- Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space).
- The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design/masterplan.
- The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts.

Further information is available in the [Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites](#) and The British Society of Soil Science Guidance Note [Benefitting from Soil Management in Development and Construction](#).

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg)^[1]. A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NO_x and SO₂ against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).

Information on air pollution modelling, screening and assessment can be found on the following websites:

- SCAIL Combustion and SCAIL Agriculture - <http://www.scail.ceh.ac.uk/>
- Ammonia assessment for agricultural development <https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit>
- Environment Agency Screening Tool for industrial emissions <https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit>
- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England <http://www.airqualityengland.co.uk/laqm>

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. The ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. Further information can be obtained from the Local Planning Authority.

Climate Change

The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should

^[1] [Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK](#)

set out the measures that will be adopted to address impacts.

Further information is available from the [Committee on Climate Change's \(CCC\) Independent Assessment of UK Climate Risk](#), the [National Adaptation Programme \(NAP\)](#), the [Climate Change Impacts Report Cards](#) (biodiversity, infrastructure, water etc.) and the [UKCP18 climate projections](#).

The Natural England and RSPB [Climate Change Adaptation Manual](#) (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's [Nature Networks Evidence Handbook](#) (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's [Carbon Storage and Sequestration by Habitat report](#) (2021) and the British Ecological Society's [nature-based solutions report](#) (2021) provide further information.

Contribution to Local Environmental Initiatives and Priorities

The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.

Andrew Thompson

From: Grace Lewis <Grace.Lewis@networkrail.co.uk>
Sent: 20 January 2023 13:06
To: Planning
Subject: FW: 22/03763/SCOP -Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF



Network Rail
1st Floor
Bristol Temple Point
Bristol
BS1 6NL

My Ref: P/TP23/16
Your Ref: 22/03763/SCOP

Date: 20 January 2023

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NO: 22/03763/SCOP

PROPOSAL: Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land. The findings of the EIA will be reported in an Environmental Statement (ES) which will accompany the planning application

LOCATION: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Dear Sir/Madam,

Thank you for your email dated **20 December 2022** together with the opportunity to comment on this proposal. Please withdraw the previous comments made on 19th January 2023 as I submit the below updated response.

- Paragraph 2.32 of the document refers to the development of proposals by NR to close two of the three level crossings and mentions the replacement of Yarnton LC with a cycle/pedestrian bridge. This is incorrect - Network Rail are not replacing Yarnton Lane with a cycle bridge
- Paragraph 7.3 states the route is currently closed to vehicles and only open to pedestrians and cyclists however we do not believe the route is currently closed.
- 7.37 refers to Yarnton LC being currently closed to vehicles however the Level Crossing is still open and used by vehicles – the cottage uses it still. Yarnton LC closure should be considered in all scenarios.

There is an assumption in relation to the road closures at Sandy and Yarnton Lane is yet to happen, whilst this is Network Rails intentions remain a number of stages to move through with no guarantee when and how this will be delivered. As such, there should be data reflective of the current state as well as proposed. We would

expect to see details within the Transport chapter of the EA of how any future developments will impact on the Sandy Lane Level Crossing and Yarnton Lane Level Crossing and what mitigation is propose as part of the developers application, as per the requirement of point f. of Policy PR8 of Cherwell Local Plan 2011-2031 (Part 1): Partial Review – Oxford’s Unmet Housing need.

Which states:

f. In consultation with Oxfordshire County Council, proposals for the closure/unadoption of Sandy Lane, the closure of the Sandy Lane level crossing to motor vehicles (other than for direct access to existing properties on Sandy Lane), and the use of Sandy Lane as a ‘green’ pedestrian, cycle and wheelchair route between the development and the built-up area of Kidlington including the incorporation of a bridge or subway

We hope you find these comments useful.

Yours Sincerely,

Grace Lewis

Town Planning Technician Wales and Western
Network Rail

Temple Point, Redcliffe Way, Bristol, BS1 6NL

E grace.lewis@networkrail.co.uk

www.networkrail.co.uk/property

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 22/03763/SCOP

Proposal: Scoping Opinion with respect to the scope and methodology of the Environmental Impact Assessment (EIA) in relation to re-development proposals of approximately 170 hectares (Ha) land at the existing Begbroke Science Park and surrounding land. The findings of the EIA will be reported in an Environmental Statement (ES) which will accompany the planning application

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Response Date: 12th January 2023

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application no: 22/03763/SCOP

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

General Information and Advice

Recommendations for approval contrary to OCC objection:

If within this response an OCC officer has raised an objection but the Local Planning Authority are still minded to recommend approval, OCC would be grateful for notification (via planningconsultations@oxfordshire.gov.uk) as to why material consideration outweighs OCC's objections, and to be given an opportunity to make further representations.

Outline applications and contributions

The anticipated number and type of dwellings and/or the floor space may be set by the developer at the time of application which is used to assess necessary mitigation. If not stated in the application, a policy compliant mix will be used. The number and type of dwellings used when assessing S106 planning obligations is set out on the first page of this response.

In the case of outline applications, once the unit mix/floor space is confirmed by reserved matters approval/discharge of condition a matrix (if appropriate) will be applied to establish any increase in contributions payable. A further increase in contributions may result if there is a reserved matters approval changing the unit mix/floor space.

Where a S106/Planning Obligation is required:

- **Index Linked** – in order to maintain the real value of S106 contributions, contributions will be index linked. Base values and the index to be applied are set out in the Schedules to this response.
- **Administration and Monitoring Fee - TBC**
This is an estimate of the amount required to cover the monitoring and administration associated with the S106 agreement. The final amount will be based on the OCC's scale of fees and will be adjusted to take account of the number of obligations and the complexity of the S106 agreement.
- **OCC Legal Fees** The applicant will be required to pay OCC's legal fees in relation to legal agreements. Please note the fees apply whether a S106 agreement is completed or not.

Security of payment for deferred contributions - Applicants should be aware that an approved bond will be required to secure a payment where a S106 contribution is to be paid post implementation and

- the contribution amounts to 25% or more (including anticipated indexation) of the cost of the project it is towards and that project cost £7.5m or more
- the developer is direct delivering an item of infrastructure costing £7.5m or more
- where aggregate contributions towards bus services exceeds £1m (including anticipated indexation).

A bond will also be required where a developer is direct delivering an item of infrastructure.

The County Infrastructure Funding Team can provide the full policy and advice, on request.

Application no: 22/03763/SCOP

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Strategic Planning

This EIA scoping application relates to a large part of the allocated PR8 site at Begbroke. It is by Oxford University Development (OUD) for land they own. The description of the proposal as set out in 3.2 of the scoping report includes a minimum of 1,750 dwellings, employment uses, schools and related uses.

The County Council is involved in providing pre-application advice to OUD. The County Council acknowledges that development is allocated and intends to provide advice so that appropriate development can be designed and provided for. At the current time there is no CIL charging in Cherwell District, and the County Council will seek a combination of direct delivery and S106 contributions towards necessary infrastructure.

A smaller part of the allocated PR8 site has already been subject to an EIA scoping application: 21/00758/SCOP. That application is on land owned by Hallam Land Management and is for 300 homes. Cherwell District Council issued its scoping opinion on that on July 2021.

Cherwell District Council intends to issue a Development Brief for this site. Development Briefs have been approved for all the other sites allocated in the Local Plan Partial Review. However, a draft Development Brief for this site has not yet been the subject of public consultation. The County Council will comment on a draft development brief when it is available.

Cherwell District Council is in the process of preparing a new local plan. Although the Local Plan Partial Review indicated the need for 14.7ha for employment, it is understood that the forthcoming new Cherwell Local Plan to 2040 will formalise that requirement for employment land, which is to address a need for additional employment in Cherwell District.

There is a current planning application 21/03522/OUT for the PR9 site at Yarnton. The main access to that site will come from an amended junction on the A44 which also serves this PR8 site. There are also synergies with other sites allocated in the Partial Review, in particular PR7b which is also the subject of current planning applications, including 22/01611/OUT for 118 dwellings as a new pedestrian/cycle bridge of the canal is identified in the Local Plan as being required between that site and this.

Network Rail is developing proposals to close two level crossings which have been subject to EIA screening 22/03054/SO. There is reference to the proposals in 2.32 of the scoping report for this application, and the reference to the EIA screening reference

number is in Appendix A. Cherwell District Council issued a decision in October 2022 that those proposals are not EIA development.

The 170ha site identified in figures 1.1 and 1.2 as the indicative planning application boundary, includes land which has been taken out of the Green Belt, and land which is retained within the Green Belt. It also encompasses the existing Begbroke Science Park. Although it is unfortunate that a single planning application covering the entire site with its different landowners is not proposed, we welcome the inclusion of all the land that OUD owns in the application. The Development Brief will help with providing a more comprehensive understanding of all the 190ha PR8 allocated site including land in other ownerships.

The quantum of development referred to in the scoping report is at least 1,750 dwellings, which, together with the 300 dwellings indicated for the Hallam Land portion of the allocation, and additional development potential on smaller portions of privately owned land, totals more than the 1,950 dwellings expected in the PR8 allocation. If there are more houses on this site than anticipated in the allocation, then we expect that these will be entirely addressing Oxford City's unmet needs. As Highway Authority and Education Authority, we are interested in the quantum in relation to potential effects on the highway network and the requirement for school places. The County Council is interested in the total quantum also for other reasons, for example if it affects the ability to accommodate other uses on the site.

A key interest of the County Council is on identifying suitable land for the necessary new schools. The allocation envisages a secondary school site of 8.2ha, a 3FE primary school of 3.2ha and a 2FE primary school of 2.2ha. The County Council will require land for the schools to be transferred to County Council ownership. The exact sizes of the sites will be informed through preapplication discussions. Figure 3.1 is an illustrative masterplan layout. It shows one primary school in a central location which appears to be an appropriate location. A secondary school is shown adjoining the railway line and does not appear to meet the County Council guidance for school locations. A second primary school is missing from the illustrative masterplan. Changes to the illustrative masterplan are therefore envisaged in respect of the school sites.

Paragraph 3.14 indicates that the planning application will be submitted in outline with all matters reserved except for the principal means of access to the site. This appears to be appropriate, and we would expect all motorised vehicle access points to be detailed.

Paragraph 4.2 identifies consultation with Oxfordshire County Council in relation to 'Highways and Transportation, Ecology, Heritage, Flood Risk and Drainage, and Waste'. Oxfordshire County Council's interests are wider, so the above is not a good characterisation. Our interests include:

- Transport - the County Council is the Local Highways Authority.

- Public Rights of Way - the County Council maintains and protects the public right of way network.
- Innovation - the County Council expects that an Innovation Plan will be prepared in respect of proposals such as this.
- Digital connectivity – the County Council expects that developers will engage with a telecommunications network provider to provide a full fibre connection to each premise.
- Flooding and Drainage - the County Council is the Lead Local Flood Authority.
- Education - the County Council is the Education Authority.
- Social Care Housing - the County Council provides adult social care and will require some affordable housing to be extra care housing where it is needed.
- Waste Management - the County Council is the Waste Disposal Authority responsible for waste recycling centres and disposal sites.
- Archaeology - the County Council assesses planning applications in relation to archaeological resources.
- Healthy Place Shaping - the County Council supports healthy place shaping as part of its public health function and can assist the District Council in its review of a Health Impact Assessment which should accompany an application.
- Property and Assets - property and assets such as schools, fire stations, libraries, adult day care centres, children's homes, and museums need to be provided, protected and improved where possible.

The EIA scoping report paragraph 4.12 does not identify the need for an Innovation Plan as referred to above, or the need for a Community Employment Plan which is expected on this site - see

<https://www.oxfordshirelep.com/community-employment-plans>.

Paragraphs 17.18 to 17.25 confirm that a Health Impact Assessment will be submitted with the outline planning application. This is supported.

Section 10 of the EIA scoping report details how the application will address climate change and greenhouse gases. The County Council expects that the need to ensure that this is a low carbon development that meets objectives in relation to climate change and innovation will be a key matter for the District Council to consider in respect of outline and future reserved matters planning applications for this development and therefore the full range of ways to address climate change should be scoped in.

Section 14 of the EIA scoping report details water resources and flood risk. Parts of the site are in Flood Zones 2 and 3 at risk of fluvial flooding; additional parts are subject to surface water flooding; and groundwater flooding may also be a risk. There are known issues of capacity in the foul drainage system and at sewerage treatment works, and there may also be capacity issues for future water supply. The County Council expects that the means of addressing the water and flood issues for this site will be a key work area during the preapplication and application stages. The County Council as LLFA, Thames Water, the Environment Agency and Cherwell District Council will all need to be involved.

In Appendix A of the scoping report, which lists nearby developments, application 21/01695/FUL for Thornhill Park, which received approval from the City Council Planning Committee on 13/12/22 should also be noted, alongside the Nielson House development adjoining which has been implemented.

There is no reference in the scoping report to the need for a new Mobility Hub / Park and Ride on the A44 near the A4095. The new Mobility Hub is part of the wider picture to understand how this site will be made sustainable and the need for that is set out in Appendix 4 of the Local Plan Partial Review along with the other transport infrastructure requirements.

There is only one reference in the scoping report to the intention to safeguard land for a rail halt. The term rail halt is outdated, instead land for a Begbroke railway station should be identified. Safeguarding the land is a requirement of the planning policy and we expect it will be detailed in the Development Brief. Discussions with Network Rail and the County Council as Highways Authority will be needed. It is appreciated that there is no timeline for creation of the railway station at present, and development of the site is anticipated in advance of its creation. However, the EIA will need to address how the railway station will work in future with the other transport infrastructure provided on site. An additional section should be included in the transport part of the EIA to address this.

Officer's Name: Lynette Hughes

Officer's Title: Principal Planner

Date: 05/01/2023

Application no: 22/03763/SCOP

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Transport Schedule

Transport Strategy

The site is allocated in the Cherwell Local Plan Partial Review as suitable to accommodate Oxford's unmet housing need. One of the main reasons for the site's allocation is that its location enables the site to be made highly accessible by active and sustainable travel modes.

The site is located adjacent to the A44 and the infrastructure requirements highlighted in the Local Plan Appendix 4, including a Mobility Hub at Oxford Airport, enhanced bus services, and high-quality pedestrian and cycle links to nearby communities as well as toward Oxford city, indicate how it is envisaged that the site will be made sustainable and accessible by non-car transport modes.

The Local Plan Partial Review also outlines that large-scale vehicle capacity enhancements on the local highway network are neither likely to be feasible nor desirable. Therefore, in order for the Partial Review developments to be accommodated significant interventions will be required to drive down the private vehicle mode share. However, localised mitigation schemes may still be required where specific direct development impacts are identified and are likely to be significant and / or cause delays to public transport services.

Transport Modelling

Transport Assessments will be required to clearly demonstrate that they have followed the 'Decide and Provide' approach adopted by OCC, prioritising sustainable transport and seeking, through design, to minimise private vehicle car trip generation. Transport Assessments will need to clearly justify any instances where the methodology within the TA differs from that set out within OCC's adopted Decide and Provide paper and demonstrate that any differing approaches are appropriate and achieve the same objectives.

The transport evidence base as part of the Partial Review identified a package of mitigation required to bring forward the Partial Review sites and is set out in Appendix 4 of the Local Plan. The transport evidence base identified this mitigation through strategic modelling. However, further modelling work is required at a local level to identify the final package of measures to bring forward each Partial Review site and to give the County Council confidence that the package of measures set out in Appendix 4 is sufficient to support this growth.

The North Oxford VISSIM model is to be used by the PR sites in order to test and demonstrate the impact of each development, individually and cumulatively, on the highway network and demonstrate that identified mitigation measures are appropriate and that severe impacts can be mitigated against.

Phasing of infrastructure needs to be identified to ensure that residents of the Partial Review sites can travel to and from the site by foot, cycle and public transport and not be dependent on the private car.

Environmental Statement Transport Chapter

The EIA scoping report identifies the impacts to be assessed arising from the completed development as well as those from the cumulative development of the wider PR development sites. I agree with the list of likely potential significant transport and access related effects identified in the scoping report (paragraphs 7.20 - 7.29)

The study area and special scope for the area is agreed and is based upon the North Oxford VISSIM model extents.

The ES transport chapter will assess the following transport related environmental factors to be assessed for the construction and operational phases of the proposed development, these are the key receptors that would usually be assessed in any such ES:

Issues related to;

- Severance
- Driver delay
- Pedestrian delay
- Pedestrian amenity
- Fear and intimidation
- Accidents and safety

The significance of these effects is to be assessed in line with IEMA Guidelines.

Construction

The EIA will also be required to identify the environmental impacts of construction related activities and demonstrate that these can be appropriately mitigated, this will include the impacts of construction traffic on the local highway network. A Construction Traffic Management Plan will need to be agreed with the LPA prior to implementation of the development.

Access

The northern vehicular site access from the A44 is to be taken from the existing Begbroke Hill signalised junction. Enhanced crossing facilities and connections with

new infrastructure for pedestrians and cyclists will be required. These must meet LTN 1/20 requirements. Access to the PR9 site on the western side of the A44 is also to be taken via a new fourth arm of the junction. Capacity assessments of that site access will need to take account of the demand and phasing of the PR9 site.

The southern site access onto the A44 is to be provided to the south of the Shell petrol filling station. The location of the southern site access is the most suitable taking into account the routing of the spine road / bus service through the development site as well as its most suitable location on the A44.

Detailed plans for all access points will be required to demonstrate a safe and suitable layout as well as appropriate tie-in with pedestrian, cycle and bus priority measures.

Within the development site a network of pedestrian and cycle routes will be identified along with additional pedestrian and cycle access points to the A44. Additional signalised pedestrian crossings over the A44 will be required to enable east - west connections. One such crossing has been identified in the PR9 site application which provides a direct pedestrian / cycle route from the PR9 site towards PR8 and for onward connections to the east. This is located at the very southern end of where the allotments are currently located on the PR8 site. Accordingly, a pedestrian and cycle access between the site and this A44 crossing will be required.

Planning for pedestrian and cycle routes must have regard for the Kidlington LCWIP.

The transport assessment for the Local Plan Partial Review is based on closing Sandy Lane to through traffic. This is also a policy requirement for the PR8 site. Policy PR8 specifies that the Sandy Lane level crossing is to be closed to vehicle traffic and that Sandy Lane is to become a sustainable travel link between Yarnton, Begbroke and Kidlington.

A new pedestrian, cycle and wheelchair accessible bridge is also required over the Oxford Canal in order to provide an active travel connection between development sites PR8 and PR7b.

Public Transport

Appendix 4 of the Local Plan Partial Review sets out the requirement for 'four buses per hour service between Oxford and Begbroke routed Land East of the A44 development site'. The County Council's current public transport strategy for the PR8/PR9 development sites is for the following:

- Improvement of the existing bus service between Woodstock and Oxford city centre to four buses per hour along A44; and
- A new route between the PR8 development site, Yarnton, Oxford Parkway and Oxford city centre or the Eastern Arc operating at up to two buses per hour.

Combined, these services will provide attractive journey options to Oxford, Oxford Parkway station and Woodstock, as well as facilitating the delivery of a Mobility Hub site in the vicinity of Oxford Airport.

OCC will expect the developer to install bus shelters, flag pole and timetable cases, cycle parking and Real Time Information displays at all stops on the development. The specification of these and location of bus stops can be agreed as the detailed layout of the masterplan progresses.

Parking and Controlled Parking Zone(s)

Oxfordshire County Council has recently adopted new 'Parking Standards for New Developments', which has specific standards and requirements for 'Edge of Oxford Sites' of which PR8 is one. I have copied the most relevant section of the adopted parking standards below. The county council would welcome a flexible approach to parking between on-plot plot and on-street parking, which could be repurposed in the future if and when demand and need for parking falls.

There are several Local Plan development sites allocated around the edge of Oxford City to support Oxford's unmet housing needs. Master planning these developments and understanding the local facilities, services, pedestrian, cycle connectivity and public transport provisions that will be available to these sites is key to setting the on-site parking provisions for these development sites. As these sites progress a design approach focused on promoting active and sustainable transport planning initiatives will be required, to support OCC's target, to reduce car trips by 2040. With consideration to Oxford City's parking standards and to accord with the 'National Policy Context' of setting parking standards, Table 3 is provided to support the progress of these sites and any future speculative housing proposals located around the edge of the city's boundary.

For phases of a development that will be located within 400m of frequent (15 to 30 minute) public transport services with direct pedestrian and cycle connections, and within 800m walking distance to a range of local amenities and services, a car free approach is required, or a reduced level of on-plot car parking will be accepted to Oxford City standards; subject to a robust justification. Such approaches must be supported by an approved site wide master plan, a robust travel plan (including a fixed monitoring period), high quality pedestrian and cycle infrastructure provided early in the life of the development site, including sufficient and convenient residential and visitor cycle parking to influence travel behaviour away from using the private car.

The introduction and implementation of a CPZ, funded by the promoter of the site will also be required.

Table 3: Edge of Oxford City Sites Car Parking Standards

Development Type	Parking Provision
1-2 bedroom dwellings	Up to 1 space per dwelling to be provided within the development site.
3-bedroom dwelling	Up to 2 spaces per dwelling to be provided within the development site
4+ bedroom dwelling	Up to 2 spaces per dwelling to be provided within the development site.
Wheelchair accessible or adaptable houses and flats.	1 space per dwelling to be provided within the curtilage of the dwelling (must be designed in accordance with Part M of Building Regulations)
Student accommodation	0 spaces per resident room. Operational parking and disabled parking to be considered on a case-by-case.
Motorcycle and powered two-wheeler parking	1 space per five dwellings.

Flats and apartments will generally be treated as standard dwellings. However, when using land efficiently to provide residential dwellings, the parking arrangement for flats / apartments tend to be designed within a parking court / communal style arrangement. In such cases it is strongly recommended that they are controlled by a third-party organisation i.e. a management company on behalf of those who will use the spaces. This approach allows flexibility in specific spaces being allocated to a property, assigning them to a particular group or promoting such spaces as unallocated in appropriate locations.

For employment and commercial uses the adopted Parking Standards set out that parking should be determined on individual sites' merits, taking account of the site's location, access to public transport, the need to promote the use of sustainable travel, agreed trip rates, specific user groups, location, risk of displaces parking etc. Maximum standards are set out in Table 5 of the Parking Standards, however, as set out, each site will need to evidence and justify its parking requirements. Please review the Parking Standards document for full guidance.

Parking for the school sites is dealt with separately through our school design standards.

Electric Vehicle Charging Infrastructure

Policy EVI 8 of Oxfordshire's Electrical Vehicle Infrastructure Strategy (adopted March 2021 Oxfordshire Electric Vehicle Infrastructure Strategy) and Policy 29 of the adopted LTCP requires the provision of electrical charging points at homes, workplaces, and key destinations.

For all residential developments, active (live) on-plot charging points for electric vehicles and e-bicycles are to be provided. Off-plot residential car parking provisions i.e. a privately maintained parking area is to be provided with at least 25% (with a minimum of two) active charging points for all parking spaces. Such infrastructure is to be provided in accordance with the Autonomous and Electric Vehicles Act (2018), Building Regulations Document S, and the government's ambitions on 'Smart EV Charging'.

'Active' charging points for electric vehicles for new non-residential development proposals are to be provided at a minimum level of 25% for all parking spaces with ducting provided at all remaining spaces to 'future proof' such spaces to be upgraded in the future.

Car Clubs

Promoting a site wide car club is an innovative concept OCC encourages. Car clubs can be provided on-site, and alongside other initiatives, to reduce car ownership levels and parking levels.

Developers are expected to work with OCC and the local planning authority to bring forward such parking solutions into areas of public realms as part of a master planning process. This may involve dedicated on-street car parking spaces being allocated on the carriageway or being provided within local community facilities, such as local shopping centre, public car park, church, or leisure centre. Electrical vehicle charging infrastructure should be provided in such locations; subject to appropriate licences and maintenance agreements with OCC for such equipment being placed within the public highway.

Cycle Parking

Cycle parking must be provided at the levels set out in the recently adopted Parking Standards.

For residential uses, cycle parking must be secure, covered and conveniently located for easy, level access to the street.

For employment uses, Sheffield stands should be used and, for staff must be secure and covered. Cycle parking stores are to be provided close to the main entrances of buildings, be easily accessible and well overlooked. Short-stay visitor parking would also be required in conveniently locations however this does not need to be covered. Shower and locker facilities should be provided for within the employment area.

Within the Local Centre, on-street visitor cycle parking should be provided at convenient locations. This should be planned with the street design rather than attempting to retrofit such facilities once the street layout has been set. Cycle parking for various

individual uses within the Local Centre (e.g. cafes, convenience stores etc.) and schools will be required in line with the Parking Standards.

With all areas of cycle parking, consideration must be given to the needs of larger bikes, such as cargo bikes and e-bikes.

Travel Plan

A Framework Travel Plan will be required for the expansion to the Begbroke Science Park and any additional employment within the site. Individual Travel Plans will be required for any units within the employment area that exceed the Travel Plan threshold. These will be required to be updated once individual occupiers are known and must tie in with the measures and objectives set out in the Framework Travel Plan.

An overarching Travel Plan will also be required for the residential development on the site. This must include Travel Information Packs for future residents.

School Travel Plans will be required for each of the schools on the site.

OCC will be required to monitor the outcomes of the agreed measures and ensure that action is taken should agreed outputs not be met.

Public Rights of Way

The County Council maintains and protects the public right of way network and seeks to improve and extend these paths and their corridors inside and outside of strategic sites to meet current and future needs as well as providing natural infrastructure benefits.

Officer's Name: Tim Peart

Officer's Title: Senior Transport Planner

Date: 10/01/2023

Application no: 22/03763/SCOP

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Lead Local Flood Authority

Recommendation:

Comments

Detailed comments:

Section 13.26 lists regulation and guidance which will be considered in the preparation of FRA. However, there's is no mention of our local guidance.

An FRA and/or surface water management strategy must be in line with our local guidance. A detailed surface water management strategy must be submitted in accordance with the [Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire](#)

In line with this guidance, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible.

The applicant is required to provide a Surface Water Management Strategy in accordance with the following guidance:

The [Sustainable Drainage Systems \(SuDS\) Policy](#), which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with National Guidance. The [Sustainable Drainage Systems \(SuDS\) Policy](#) also implemented changes to the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010](#) to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

All full and outline planning applications for Major Development must be submitted with a Surface Water Management Strategy. A site-specific Flood Risk Assessment (FRA) is also required for developments of 1 hectare or greater in Flood Zone 1; all developments in Flood Zones 2 and 3 or in an area within Flood Zone 1 notified as

having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the [Oxfordshire flood tool kit](#) website. The site also includes specific flood risk information for developers and Planners.

The [National Planning Policy Framework](#) (NPPF), which was updated in February 2019 provides specific principles on flood risk (Section 14, from page 45). [National Planning Practice Guidance](#) (NPPG) provides further advice to ensure new development will come forward in line with the NPPF.

Paragraph 155 states; *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*

As stated in Paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.

The [Non-statutory technical Standards for sustainable drainage systems](#) were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the [“Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”](#) to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA [SuDS Manual \(C753\)](#), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.

Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at concept stage, we will expect the Surface Water Management Strategy to set parameters for each parcel/phase to ensure these are included when these parcels/phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

By the end of the Concept Stage evaluation and initial design/investigations Flows and Volumes should be known. Therefore, we ask that the following Pro-Forma is completed and returned as soon as possible:

Drainage Pro-Forma

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 05/01/2023

Application no: 22/03763/SCOP

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Education Comments

Oxfordshire County Council has a statutory duty under S14 of the Education Act 1996 to secure sufficient school places to meet the needs of local population, including as a result of housing developments such as this proposal. Under Section 7 of the Childcare Act 2006 and extended by the Childcare Act 2016, the Council has a responsibility to ensure that there is sufficient childcare and early education provision. The proposed development will have a significant impact on demand for pre-school, primary and secondary education – this includes on demand for special education places across all sectors.

The county council, in its role as strategic commissioner of school places, will advise on school planning requirements, and the resulting need for developer contributions towards school capacity. This will be based on the county council's established and tested PopCal methodology. The average pupil generation in the CDC SPD can only be an estimate, as it takes a snapshot, while the PopCal is a dynamic model which takes into account housing mix and delivery trajectory. The county council can run PopCal analyses for different housing scenarios on request.

The scale of this proposed development requires on-site school provision. In the longer term it would be expected that the vast majority of pupils will attend primary and secondary schools within the development (families do, of course, have the right to choose alternative schools). In the short term, before new schools are built within the development, there would be expected to be movement out to existing primary schools in Yarnton and possibly Woodstock or Kidlington, and existing secondary schools in Woodstock and Kidlington. There would not be expected to be significant movement into Oxford, as pupils living closer to those school will have priority, and there are not expected to be spare places available to Begbroke residents.

The county council will assess the need for additional pupil capacity taking into account existing schools within the statutory walking distance, and in the wider context of growth in the area as set out in CDC's and WODC's Local Plans.

Paragraph 5.19 Of the Scoping Report states "*For social infrastructure, [the study area] is based on reasonable travel times from the Site or areas used by local authorities to plan and assess provision (particularly in the case of school place planning).*" It should be noted that the standard definition of "reasonable" distances for school planning relates to maximum statutory walking distances, set at 2 miles for primary schools and 3 miles for secondary schools. The school planning areas mentioned in this paragraph and para 5.25 cover considerably larger areas.

As well as the planned new primary school's nursery, additional early years education and childcare provision could be through a mixed market of private and voluntary providers, including pre-schools, day nurseries and childminders. The inclusion of suitable accommodation for such uses within the development, for example within a local centre, could be considered. SEND capacity to serve this development is expected to be delivered off-site.

It should be noted that demand and supply of school places in this area is going through a period of rapid change, and will continue to do so in response to planned housing developments, including this one. The Education Sufficiency team at Oxfordshire County Council is able to advise as required on appropriate data regarding school place planning. In the first instance, the OCC Pupil Place Plan (available from www.oxfordshire.gov.uk) should be referred to. Data on the current situation and past trends needs to be supplemented with information about future plans and forecasts. The School Organisation team at Oxfordshire County Council will base its response to any future planning application on the latest available information.

Officer's Name: Louise Heavey

Officer's Title: Access to Learning Information Analyst

Date: 05/01/2023

Application no: 22/03763/SCOP

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Archaeology

Detailed comments:

A Cultural Heritage and Archaeology chapter will need to be included in the EIA, as outlined in the scoping report. The methodology and sources outlined in the scoping report are generally acceptable, however, Section 6.23 should also include the forthcoming results of the trenched evaluation, as well as the geophysical survey results, in the assessment of the archaeological potential of the site.

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 10/01/2023

Application no: 22/03763/SCOP

Location: Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, OX5 1PF

Landscape / Green Infrastructure

Comments

The District Council Landscape Officer should be consulted on the application.

Officer's Name: Haidrun Breith

Officer's Title: Landscape Specialist

Date: 30/12/2022

Application No: 22/03763/SCOP

Location: PR8 Begbroke EIA scoping

Waste Strategy

Oxfordshire councils have ambitious targets to reduce the amount of waste generated and increase the amount recycled as demonstrated in our Joint Municipal Waste Management Strategy 2018-2023. Enabling residents of new dwellings to fully participate in district council waste and recycling collections is vital to allow Oxfordshire's high recycling rates to be maintained and reduce the amount of non-recyclable waste generated.

Given the pressing urgency of climate change and the need to embed the principles of the circular economy into all areas of our society, we encourage the applicant to consider including community spaces that help reduce waste and build community cohesion through assets such as community fridges, space for the sharing economy (library of things), refill stations, space for local food growing etc.

We encourage the use of local, natural and sustainable materials with as much reuse and as little waste as possible in line with Circular Economy objectives.

At the detailed application stage, we expect to see plans for how the developer will design the development in accordance with waste management policies in Cherwell District Council's waste planning guidance.

Bin storage areas must be able to accommodate the correct number of mixed recycling, refuse and food recycling bins; be safe and easy to use for residents and waste collection crews and meet the requirements of the waste collection authority.

The development will increase domestic waste arisings and the demand for all waste management services including Household Waste Recycling Centres (HWRCs), therefore the county council will look to seek S106 contributions towards these centres.

Officer's Name: Rachel Burns

Officer's Title: Waste Strategy Manager

Date: 06/01/2023

Application No: 22/03763/SCOP

Location: PR8 Begbroke EIA scoping

Property - Schools

General

Reference should be made to compliance with OCC's process and guidance for the delivery of school sites. In particular, the following documents:

- Info and Process to assess the suitability of a school site
- Education Site Checklist
- Design Criteria for Primary School sites
- Design Criteria for Secondary School sites

The size of the schools required on the PR8 site has been informed by the Local Plan. Schools should be located at the heart of the communities they serve to enable easy and sustainable access. The Secondary school site, which is to serve a wider area, not just PR8, should be located centrally within the PR8 development site.

Item 2.29 – no area of the school sites shall be located in flood zones 2 or 3 which are located towards the east of the site and consideration must be given to this when proposing the school locations.

Item 3.3 – building heights of up to 6 storeys are not acceptable adjacent to the school sites due to potential over shadowing / overlooking and impact on building performance and usable areas of the school site. No shading from proposed adjacent buildings shall be permitted. For clarity, no building shall be located higher than the 25degree angle taken from the school boundary. School locations therefore need careful consideration within the proposed parameter plans for the development zones to ensure over shadowing is avoided. Further guidance can be found in the Design Criteria for Primary and Secondary Schools.

Figure 3.1 – Illustrative Masterplan layout – the shown location for the Secondary School adjacent to the railway line is not acceptable. The location of the first primary school in a central location is in principle acceptable. The location of a second primary school is not evident in the illustration and should be shown.

Item 3.10 – location of the schools needs to be taken in to account in the construction phasing plan to ensure schools are able to be delivered in time to meet the education needs of the development.

Item 4.2 – Consultation and Scoping Opinion – OCC Education and Property are not listed as a key stakeholder and must be included in the consultation and scoping exercise.

Item 4.23 – education sites should also be included as sensitive receptor areas as they will be occupied in the early phases of the development.

Item 8 – Noise and vibration. The noise contour map of the existing baseline shows noise levels to the western boundary and land adjacent to the railway line to be above the permitted level of 50dB LAeq, 30min at the boundary for school sites. The existing number of rail movements of 15 trains per hour, equivalent to one every 4 minutes (item 8.2), and the anticipated increase in rail movements (item 8.8) will increase the noise levels. Noise will directly impact education delivery and is one of the reasons why a school must not be located adjacent to the railway line. The school location must meet the specified permitted noise level stated above.

Item 8.13 – upgrade of the Cherwell Valley railway line, increase in rail movements and potential future Begbroke rail station should be included in the list of noise sources for the completed development and modelled accordingly.

Item 12.2 – Ground Conditions – The presence of a foul water pipe and sewer crossing the site is noted however the exact trajectory is not shown. The presence of underground pipes is not permitted on school sites and should be shown in relation to the proposed education sites. Further guidance can be found in the Design Criteria for Primary and Secondary Schools.

Officer's Name: Deborah Wyatt

Officer's Title: Strategic Liaison Manager

Date: 04/01/2023

Andrew Thompson

From: Planning South <Planning.South@sportengland.org>
Sent: 20 December 2022 15:33
To: Andrew Thompson
Subject: 22/03763/SCOP BEGBROKE SCIENCE PARK, BEGBROKE HILL, YARNTON, KIDLINGTON, OX5 1PF

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Thank you for consulting Sport England on the above application.

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.

General guidance and advice can however be found on our website:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

If the proposal involves the **loss of any sports facility** then full consideration should be given to whether the proposal meets Par. 99 of National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a **new sports facility**, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

<http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional **housing** (then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the

design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

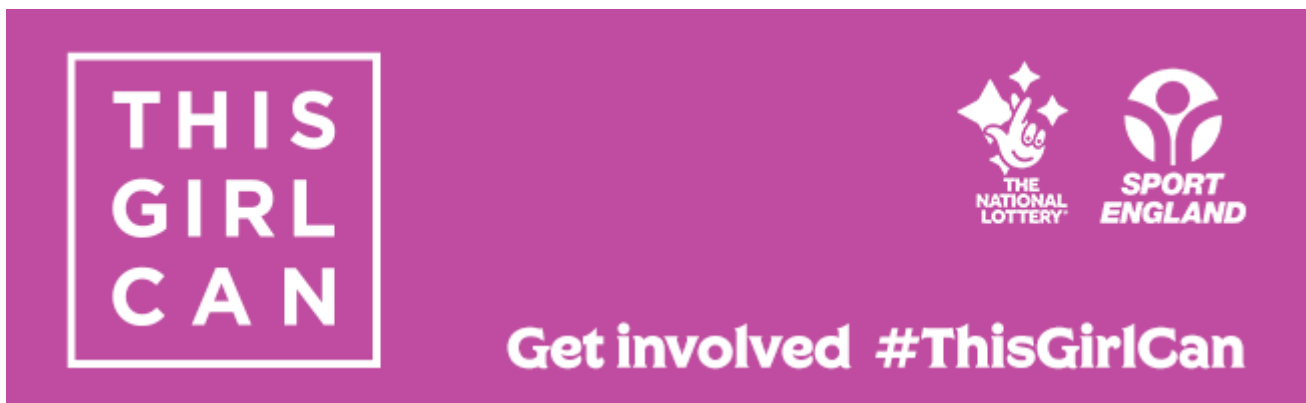
Sport England's Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

Yours sincerely,

Planning Administration Team

Planning.South@sportengland.org



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](mailto:Gaile.Walters@sportengland.org)

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Rachel Tibbetts

From: Planning
Sent: 21 December 2022 13:58
To: DC Support
Subject: FW: 3rd Party Planning Application - 22/03763/SCOP

-----Original Message-----

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>
Sent: 21 December 2022 13:56
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: 3rd Party Planning Application - 22/03763/SCOP

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Cherwell District Council
Planning & Development Services
Bodicote House
Bodicote, Banbury
Oxon
OX15 4AA

Our DTS Ref: 55028
Your Ref: 22/03763/SCOP

21 December 2022

Dear Sir/Madam

Re: Begbroke Science Park, Begbroke Hill, Begbroke, KIDLINGTON, Oxfordshire, OX5 1PF

Waste Comments

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Water Comments

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory water and sewerage undertaker for the area and would like to make the following comments: Thames Water are satisfied that the report has considered the Water and sewerage needs of the development as set out in The EIA Regulations 2017 Schedule 4

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,

WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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