



ENVIRONMENTAL STATEMENT
VOLUME 2
APPENDIX 2.3 – RESPONSE TO SCOPING
OPINION



MEMO

TO	James Kirkham	FROM	Vanessa Thorpe
DATE	30 September 2019	CONFIDENTIALITY	Public
SUBJECT	EIA Scoping Opinion Response – Great Wolf Lodge Bicester (19/01255/SCOP)		

Further to the submission of the EIA Scoping report and subsequent receipt of the EIA Scoping Opinion (Ref. 19/01255/SCOP) from Cherwell District Council (CDC) on 30th August 2019), a response to the Scoping Opinion is outlined within this memorandum.

The purpose of this memorandum is to set out how the comments within the Scoping Opinion, which are provided in Table 1, will be addressed within the Environmental Statement (ES) supporting a detailed planning application.

I would be grateful if could you confirm that CDC agrees with the responses within Table 1. Please do not hesitate to contact me if you wish to discuss anything in relation to this table.

Vanessa Thorpe
Associate Director

Table 1 – Key comments from the Scoping Opinion and response provided in the ES

Topic	Summary of Comments Provided in Scoping Response	Response
General	<p>Whilst not forming part of the scope of the Environmental Statement (ES) it is advised that the Open Space Assessment forms a stand-alone document, given the issues regarding the loss of the golf course. The purpose of this document needs to be extended to understand the proposed development in the context of paragraph 97 of the NPPF and Policy BSC10 of the Cherwell Local Plan Part 1.</p>	<p>As an alternative to a standalone document, the Open Space Assessment / policy will be covered within the Planning Statement prepared by DP9 with specialist input from CBRE in the form of an Advisory Report that considers the loss of 9 of the 18-hole golf course.</p>
General	<p>At paragraph 2.2.7 it is stated that construction would start in 2021 with a two-year construction phase. However, at paragraph 3.4.2 it is states that the year of completion and operation would be 2022. Clarification should be provided on this.</p>	<p>It is confirmed that the construction phase will commence in 2020 and will be complete in 2022.</p>
Socio-economics	<p>Information provided on employment should be based on the most recently available data.</p> <p>The impact that the development would have on leisure will need to have regard to the different catchments and nature of the proposed development compared to the existing development on the site (i.e. golf course).</p> <p>The information relating to the visitor expenditure outside of the proposed development needs to take consideration of the nature of the proposed development as a destination venue.</p> <p>The importance of the leisure and retail sector locally and the effects of the loss of half of the golf should be expanded upon. The principle of how this development links to other aspects of society and economy locally, regionally and nationally will also be important to fully understand.</p> <p>Reference to 'barriers to housing' within paragraph 5.2.6 should be expanded upon in detail in the ES as to how this proposal would seek to define and address this matter. The types of employment to be</p>	<p>These points will be incorporated within Chapter 5: Socio-economics of the ES.</p>

Topic	Summary of Comments Provided in Scoping Response	Response
	<p>created by this development should be made clear in order to understand how, for example, it would contribute towards the local employment market.</p> <p>Mention is made of links to colleges which should be expanded upon in detail with, for example, commitments to the creation of apprenticeships and employment opportunities to meet the future needs of local residents.</p>	
<p>Transport and Access</p>	<p>The identification of pedestrians and cyclists as low sensitivity should be reviewed for the reasons outlined in the attached comments.</p> <p>With regards to the methodology, concerns have been raised regarding assessing the severity of 'effect'. Paragraphs 6.7.3 and 6.7.4 would suggest that the percentage increase is the only criterion against which the 'effect' of the development on delay and amenity would be considered and the scoping note does not set out how the impact in delay would be assessed.</p> <p>The methodology also provides no information on how the effect of severance would be assessed.</p> <p>The scoping note currently provides limited information about the methodology and content of the Transport Assessment and this will need to be updated as detail is determined. The EIA should also assess the impacts of total traffic across the day not just at agreed peak periods.</p> <p>The Travel Plan is considered a measure required to reduce the detrimental impact of the development on the environment rather than enhancement of the environment.</p> <p>The EIA should include the public rights of way and publicly accessible routes as part of the traffic and transport assessment.</p>	<p>The sensitivity of pedestrians and cyclists, which was defined as 'low', will be reviewed as part of preparing the final ES chapter.</p> <p>The effect of delay will be assessed with reference to the change in traffic flow and with reference to junction capacity modelling.</p> <p>The ES chapter will detail how the trip generation of the development proposals has been assessed and will consider traffic associated with the development and on the local road throughout the day.</p> <p>Details of the proposed shuttle bus service will be provided in the ES chapter.</p> <p>The ES chapter will include details of existing public rights of way and any proposed changes to these.</p> <p>It is acknowledged that a full Travel Plan is required. A framework Travel Plan will be submitted alongside the planning application and it is assumed that the final Travel Plan would be secured by Condition (and / or planning obligation).</p> <p>Severance will be assessed with reference to guidance provided in the "Guidelines for the Environmental Assessment of Road Traffic" produced by the IEMA. Severance will be assessed with consideration of the local conditions including pedestrian and crossing facilities and on the basis of the change in traffic movements as a result the development and the guidance sets that changes in traffic flow of 30%, 60% and 90% can be regarded as producing slight, moderate and substantial changes in severance respectively.</p>

Topic	Summary of Comments Provided in Scoping Response	Response
Air Quality	The Council's Environmental Protection Officer has reviewed this and is satisfied with the scope of works proposed in this respect.	No response required.
Noise and Vibration	<p>The list of properties at paragraph 7.3.1 should include Stableford House, Kirtlington Road, Chesterton, Bicester, OX26 1TE immediately to the east of the site.</p> <p>The impact of existing traffic noise from the M40 and adjacent roads on the proposed users of the site should be considered and this does not appear in Table 7-1.</p>	These points will be incorporated within Chapter 8: Noise and Vibration of the ES and, specifically, Stableford House included in the assessment
Biodiversity	Natural England notes the presence of the Wendlebury Meads & Mansmoor Closes Site of Special Scientific Interest (SSSI) and states that the ES would need to include a full assessment of the direct and indirect effects of the development on the features of special interest within this site and should identify such mitigation measures as may be required in order to avoid, minimise or reduce any adverse significant effects.	The Natural England response erroneously states it is adjacent to the development site. In fact, the SSSI in question is approximately 4km from the site. As is industry standard practise, a 2km search radius for nationally designated sites has been used and as such we are not proposing to consider this site in detail.
Archaeology and Cultural Heritage	It is noted the impact on the development on the setting of the designated heritage assets are to be scoped out of the EIA. However, an assessment of the development on the setting of these designated heritage assets should accompany the planning application given the statutory duties to have special regard to these matters.	Consideration will be given to the potential for impacts upon the setting of designated heritage assets within Chapter 10: Archaeology and Cultural Heritage of the ES.
Ground Conditions	The Council's Environmental Protection Officer is satisfied with the scope of works proposed in this respect.	No response required.
Water Resources, Flood Risk and Drainage	<p>SUDs should be used for the site to assist developers in the design of surface water drainage systems. The surface water drainage proposals should be undertaken in accordance with OCC guidance.</p> <p>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 and should mimic the existing</p>	<p>With regard to the Thames Water Scoping Response, consultation is ongoing with Thames Water and the comments will be incorporated as part of this consultation.</p> <p>The additional comments will be incorporated within the Chapter 12: Water Resources, Flood Risk and Drainage.</p>

Topic	Summary of Comments Provided in Scoping Response	Response
	<p>drainage regime of the site. Details of source control attenuation and conveyance features should be included and has requested that the attached pro-forma being completed.</p> <p>Thames Water has stated the following should be covered in the EIA:</p> <ol style="list-style-type: none"> 1. The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met. 2. The surface water drainage requirements and flood risk of the development both on and off site and can it be met. 3. The developments demand for water supply and network infrastructure both on and off site and can it be met. 4. Build-out / phasing details to ensure infrastructure can be delivered ahead of occupation. 5. Any piling methodology and whether it would adversely affect neighbouring utility services. 	
<p>Landscape and Visual Assessment</p>	<p>The landscape officer has highlighted the importance of considering cumulative effects and the effects of lighting.</p> <p>The effects outlined in Table 12.2 of the Scoping Report should be included within the scope of the EIA as these have the potential to be significant given the likely scale and size of the proposal.</p> <p>Views from the M40 to the west of the site and views from the road to the south of the site should be included. An assessment of views as you travel along these roads should also be included.</p>	<p>Cumulative effects will be assessed as part of the LVIA, based on the agreed list of cumulative schemes.</p> <p>The LVIA will include assessment of lighting effects, with reference to Hoare Lea's Lighting Impact Assessment</p> <p>Regarding the receptors outlined in Table 12.2 of the Scoping Report, whilst we consider that impacts upon these receptors will be negligible / neutral at the most (not significant) and should be scoped out (e.g. National Character Area 108 and the various Registered Parks and Gardens to the west of the Site) – for completeness, the LVIA will describe the context and likely effects on these receptors.</p> <p>The LVIA will include assessment of sequential views from the M40, based on a series of viewpoints and a set of indicative photomontages (non-verified), as agreed with Highways England.</p> <p>Sequential views and effects on roads to the south of the Site will be described in the LVIA, with specific viewpoint locations along these</p>



Topic	Summary of Comments Provided in Scoping Response	Response
		roads represented by the proposed viewpoints submitted as part of Scoping Report.
Cumulative Effects	The approved applications at the land allocated under Bicester 10 of the Cherwell Local Plan (2015) (16/02586/OUT and 17/02557/REM refers) appear to have been omitted. This should be included in the cumulative assessment.	The list of committed developments for inclusion within the cumulative assessment has been updated to include Bicester 10 of the Cherwell Local Plan (2015).