

2. Introduction

2.1 This Environmental Statement Addendum ('ESA') has been prepared by Gerald Eve LLP ('GE') with technical input from the ESA project team on behalf of Merton College ('the Applicant') in support of the recently submitted outline planning application (ref. 21/03522/OUT) ('the Application') in respect of the application site to the west of Rutten Lane ('the Site').

2.2 This addendum Chapter should be read in conjunction with the original Chapter.

2.3 The description of the Site remains the same as per the Application:

Comprises one single parcel of land of approximately 59.3 hectares (See Location Plan at Appendix 1), with a proposed area for development within extending to approximately 25 hectares. The Site forms part of, and is contained completely within, land allocated for development by Policy PR9 of the adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review of the Cherwell Local Plan – Oxford's Unmet Housing Needs¹. Site allocation PR9 comprises a single 99 hectare site allocated for a village extension to Yarnton. Immediately surrounding The Site is the circa 40 hectares of land which comprises the remainder of the site allocation and consists predominantly of farmland which will remain unaltered by the development proposals.

2.4 It is the Site, rather than the wider land benefitting from the allocation, which is the subject of this ESA. A Site Plan is provided at Appendix 1.

2.5 The Application seeks outline planning permission for ('the Proposed Development'):

“The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary

¹ Hereafter referred to as the 'Local Plan Partial Review'

School, two vehicular access points, green infrastructure, areas of public open space, community woodland, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works”.

- 2.6 All matters are reserved, save for the principal access points.
- 2.7 The Application was originally submitted to Cherwell District Council ('Council') as local planning authority in October 2021 and has been subject to significant consultee and stakeholder engagement.
- 2.8 Whilst some of the addendum Chapters should be read in conjunction with the original chapters, others supersede them. In other cases, there is no change to the originally submitted documents. This is indicated on the table below:

Chapter Name	Amended	Addendum to be Read in Conjunction with Original	Addendum Supersedes Original
1. Non-Technical Summary	Yes	Yes	No
2. Introduction	Yes	Yes	No
3. Existing Land Use and Planning Policy	No	N/A	N/A
4. Alternatives & Design Evolution	Yes	Yes	No
5. Proposed Development & Site Definition	No	N/A	N/A
6. Socio-Economics	Yes	No	Yes

7. Transport	Yes	Yes	No
8. Ecology	Yes	Yes	No
9. Ancient Woodland & Trees	Yes	Yes	No
10. Geology	No	N/A	N/A
11. Flood Risk / Drainage	Yes	Yes	No
12. Air Quality	No	N/A	N/A
13. Noise & Acoustics	No	N/A	N/A
14. Lighting	No	N/A	N/A
15. Built Heritage	No	N/A	N/A
16. Archaeology	Yes	Yes	No
17. LVIA	Yes	Yes	No
18. HIA	Yes	No	Yes
19. Summary of Residual Effects	Yes	Yes	No

2.9 A schedule detailing amended drawings and documents, forming this ESA, is provided alongside the Covering Letter for reference.

2.10 As a result of this engagement, GE has advised the Applicant that it would be appropriate to submit the ESA to the Council to address and incorporate

the design changes which have occurred since the Application was submitted. A summary of the key changes can also be found in the Covering Letter, prepared by GE, submitted to the Council alongside this ESA.

- 2.11 The design and document changes are described in greater detail within the Addendum Design and Access Statement and Addendum Covering Letter also submitted alongside this ESA.

Concurrent proposals for other PR sites

- 2.12 It is also important to note that since the Application was submitted, design development has progressed in respect of two other sites allocated for development by the Local Plan Partial Review: Sites 'PR6a' and 'PR7a'. A plan showing the location of both sites in the context of PR9 is provided at Appendix 2.

- **Site PR6a site: Land East of Oxford Road**

- 2.13 The site, owned by Christ Church, is allocated for 690 dwellings, a primary school, local centre, sports facilities, play areas, allotments, and extension to Cutteslowe Park and green and blue infrastructure.
- 2.14 Various public consultation exercises were held during 2021/22. The publicly available project timeline anticipates that a planning application will be submitted to the Council by 31st December 2022.
- 2.15 The Housing Trajectory of the Local Plan Partial Review indicates that Site PR6a is expected to provide 350 dwellings during the five-year supply period up to 2026, in addition to the 330 dwellings to be delivered by Site PR9 during the same period.

- **Site PR7a: Land at Gosford**

- 2.16 The site is allocated for 430 dwellings, an extension to Kidlington Cemetery, formal sports facilities, emergency services infrastructure, play areas and allotments.
- 2.17 Earlier this year, Barwood Development Securities Limited submitted an outline application for the development of the majority of Site PR7a for up

to 370 homes, public open space (including play areas and woodland planting), formal sports facilities, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road. This application was registered by the Council on 21 March 2022 (ref. 22/00747/OUT).

- 2.18 It will be noted from the above that momentum is therefore gathering to deliver the allocations on other PR sites (a matter is discussed in more detail in the updated Delivery Statement submitted with the ESA). However, given that the Council's Housing Trajectory is now behind schedule, there is increasing urgency to progress the PR9 Application, the most advanced of these projects, to determination by the Council's Planning Committee as soon as possible in 2023.

The EIA Regulations

- 2.19 EIA is a process for identifying the likely beneficial and adverse significant environmental effects of proposed developments, and is undertaken prior to a decision being taken on development by the determining authority.
- 2.20 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('Regulations') require that any proposed development falling within the description of a "Schedule 2 development" as defined within the Regulations, is required to be subject to an EIA where it is considered that the proposed development is likely to have "significant effects" on the environment by virtue of factors that can include its nature, size or location.
- 2.21 The Site comprises one single parcel of land, as illustrated on the plan included as Appendix 1. The total area comprises approximately 59.3 hectares. It is greater than the thresholds set out within the Regulations in respect of Urban Development Projects within Schedule 2, section 10(b) of the Regulations. The area proposed for development within the Site is, however, much smaller at approximately 25 hectares - in any case this is still above the 5 hectare threshold and therefore giving rise to the ES, and the subsequent ESA.
- 2.22 The EIA process identifies likely effects by comparing and evaluating the existing situation prior to development (baseline) against the situation

anticipated both during the construction phase of the proposed development and once the proposed development has been constructed or developed, i.e. the operational phase.

- 2.23 The process also reviews the proposed development and consider alternatives, explaining the reasons why the chosen scheme has come forward.
- 2.24 The resulting ES must be produced and prepared with reference to the Regulations, The National Planning Policy Framework 2021 ('NPPF'), Cherwell's Local Development Plan and also the EIA specific guidance set out within Planning Practice Guidance (PPG) which is material to the determination of the Application.

Environmental Statement

- 2.25 Details of the ES Scoping submission (Reference: 20/02575/SCOP) are available to view through CDC's Online Planning Services website at <https://planningregister.cherwell.gov.uk/>.
- 2.26 The Chapters of the ES and ESA have been prepared to reflect the Screening Opinion and Scoping Response received from the Council.
- 2.27 Details of the outline planning submission (Reference: 21/03522/OUT) submitted in October 2021 are available to view through CDC's Online Planning Services website at <https://planningregister.cherwell.gov.uk/>. Representations on the submission and the ESA can be made directly to the Council's case officer - Linda Griffiths (email: Linda.Griffiths@cherwell-dc.gov.uk)
- 2.28 If a hard copy of the submission documents are required, members of the public may obtain copies of the Environmental Statement and ESA as long as stocks last, at a charge of £400.00 for a hard copy and £60.00 for a CD. The Council should be contacted for further details.

Amended ES Chapters

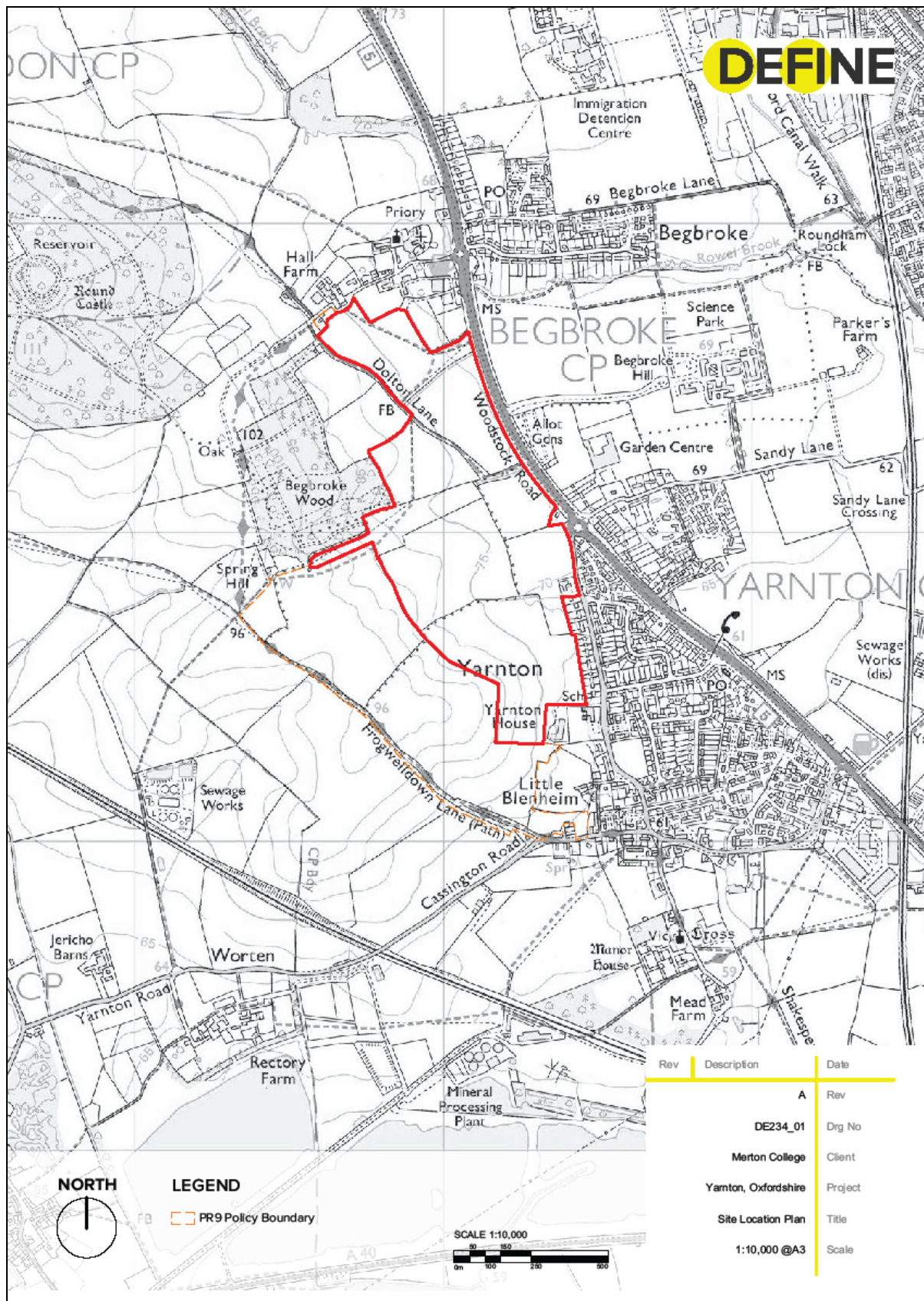
- 2.29 Each ES Chapter that has been updated will be submitted with their respective appendices attached.

Project Team

2.30 The project team and their relevant specialisms are set out below:

- Define – Masterplanning / Urban Design / Landscape and Visual Impact Assessment
- Gerald Eve – Town Planning / Financial Viability / Development Delivery / Affordable Housing / Environmental Statement Co-ordination
- Virtus Consulting – Cost Consultant
- PJA – Utilities
- Wardell Armstrong - Energy Strategy
- Vectos – Transport and Movement
- PJA – Flood Risk and Drainage
- EFM – Education
- EFM – Health Impact Assessment
- PLMR – Stakeholder Engagement
- Aspect Ecology – Ecology and Biodiversity
- Forbes-Laird Arboricultural Consultancy – Arboriculture
- Oxford Archaeology – Built Heritage Consultant
- Oxford Archaeology / Worcestershire Archaeology – Archaeology
- WSP – Geology, Hydrology and Contamination Consultant
- WSP – Air Quality
- Acoustical Control – Noise and Acoustics
- WSP – Lighting
- Reading Agricultural Consultants – Agricultural Land Classification

Appendix 1



Appendix 2

