

## **1.0 Introduction**

### **1.1 Introduction**

- 1.1.1 This Environmental Statement has been prepared on behalf of Hallam Land Management (the applicant) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended (the "EIA").
- 1.1.2 This ES has been prepared to assist in the preparation of an application for Mixed Use Development including up to 3100 new homes in North West Bicester, Oxfordshire.
- 1.1.3 The ES identifies likely "significant effects" that may arise, by comparing the baseline conditions with the predicted situation once the proposals are in place. The significance of effects during the construction phase of the development is also explained and considered.

### **1.2 Need for an Environmental Statement**

- 1.2.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA Regulations") require that before consent is granted for certain types of development an environmental impact assessment must be undertaken. The Regulations set out the forms of development which must always be subject to Environmental Impact Assessment (Schedule 1 Development) and other developments which may require assessment if they give rise to significant environmental effects. Urban development projects of over 5 hectares fall into this latter (Schedule 2) category.
- 1.2.2 The Environmental Impact Assessment ('EIA') process is a way of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. The EIA assists in informing the ES process by providing an assessment of the likely significant environmental effects of the proposed development and helps decision makers (including the local planning authority), statutory consultees and key stakeholders understand the potential impacts of the proposed development. Ultimately, the ES informs the planning authority's decision as to whether planning permission should be granted.
- 1.2.3 Schedule 3 of the Regulations describes the criteria for determining whether a Schedule 2 development should in fact be subject to environmental impact assessment, the determining factor being whether the development, as proposed, is likely to give rise to significant environmental effects as a result of the development: being major in scale and of more than local importance; being proposed in particularly environmentally sensitive or vulnerable locations; or with unusually complex and potentially hazardous environmental effects.
- 1.2.4 A screening opinion can be sought from the local planning authority to determine whether an environmental impact assessment is required for schedule 2 development; however one

has not been sought in this case as due to the scale and characteristics of the proposed development, it is considered that the proposal constitutes 'EIA Development' (the EIA Regulations 2017).

- 1.2.5 Having established that EIA is required or to be undertaken for a development proposal, the Regulations provide for developers to request the relevant planning authority's formal agreement of the scope of the EIA, a 'scoping opinion'.

### **1.3 Scoping Opinion**

- 1.3.1 Having determined that the development is considered to constitute development which requires an Environmental Impact Assessment, a Scoping Opinion was sought from Cherwell District Council (CDC) in accordance with Regulation 15 of the Town and Country Planning (Environment Impact Assessment) Regulations 2017, (as amended) and having regard to the criteria for determining the potential for significant environmental effects as set out in Schedules 3 and 4 of those Regulations. The Scoping Report is dated August 2021 and was submitted to the Council on 02 September 2021.
- 1.3.2 The formal Scoping Opinion under the EIA Regulations 2017 was received from the Council dated 7 October 2021 (REF: 21/03040/SCOP) and this submission takes into account its contents. The Scoping Opinion is set out in Appendix 1.1. Consultation responses received by Cherwell District Council from individual consultees have been considered in each chapter as appropriate.
- 1.3.3 The following matters are set out in the Scoping Opinion to be scoped out of the Environmental Assessment (Table 1.1) and it is understood from the Scoping Opinion that this is agreed.

<b>Table 1.1: Environmental Impact Assessment Scoping</b>	
<b>Utilities</b>	Utilities is not an environmental impact topic
<b>Waste</b>	The scoping exercise has not identified waste as likely to result in significant environmental effects relative to the baseline of water production and recycling locally and in the in the District. Waste is not therefore a topic to be covered in the EIA. .
<b>Vulnerability to risks of major accidents or disasters</b>	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents

	<p>and/or disasters which are relevant to the project concerned is required through the relevant legislation.</p> <p>The risks of major accidents/disasters (as opposed to normal health and safety construction issues) arising from the development or its exposure to risk have been assessed. Regard has also been had to the previous environmental assessment for much of this site and the assessment of ground condition and contamination. It is concluded that other than any potential risks associated with flooding (which will be assessed as part of the water resources chapter and assessment) there are no such major risks and that these should be scoped out of this Assessment.</p>
<b>Lighting emissions</b>	<p>Lighting arising from the development will generally be a matter of detailed design. Such design will take careful account of the relevant standards and guidance. A discreet assessment of lighting effects is therefore not appropriate at outline stage and is therefore scoped out of the assessment.</p>
<b>Local and microclimate effects</b>	<p>Impacts on microclimate and daylight and sunlight are unlikely to be significant given the limited, largely domestic, scale of the development. Moreover any such impacts are likely to be matters of detail to be considered in the normal process of reserved matters applications for detailed elements of these outline proposals.</p>
<b>Climate Change</b>	<p>Climate change as a topic is scoped into the proposed EIA. For the reasons explained in the scoping report, the specific matter of indirect emissions associated with, for example, waste disposal and the production of purchased materials or fuels, have been scoped out of this assessment as it is not considered proportionate to the proposed development within the context of the EIA.</p>
<b>Vibration</b>	<p>The only identified potential source of vibration in the vicinity of the site is the adjacent railway line. Vibration surveys were undertaken and reported in the Environmental Statement that accompanied the previous application</p>

	<p>(14/01384/OUT) relating to major development of the site. The measurements, taken at 5 and 10m from the track alignment indicated that VDV values are below the range of 0.2-0.4m.s<sup>-1.75</sup> and therefore – as per BS6472 – would result in a low probability of adverse comment at such close distances. Vibration impacts have been scoped out of the assessment.</p>
<b>Landscape</b>	<p>A comprehensive approach to potentially significant landscape effects was set out in the Scoping Report.</p> <p>Consideration of Policy ESD12 relating to the Cotswold AONB and of Policy ESD 15, relating to any impacts on Historic Gardens, are scoped out of the assessment as a result of the distance, and the lack of a visual or landscape relationship from or with the Proposed Development, such that it is considered there would be no likely significant effects on these features.</p>
<b>Ground conditions</b>	<p>The effect on statutory or non-statutory sites of geological importance have been scoped out of the EIA as no sites have been identified in the study area or surrounding area</p>
<b>Ground conditions</b>	<p>The effect on statutory or non-statutory sites of potential mineral reserves have been scoped out of the EIA as no significant receptors or impacts have been identified in the study area or surrounding area</p>
<b>Cultural Heritage</b>	<p>A comprehensive approach to potentially significant effects on the cultural heritage of the areas is set out in the Scoping report.</p> <p>In terms of the effects on cultural heritage, the effects of the development can be direct, such as loss or damage to heritage features, or indirect, including the effect on the setting of a designated heritage asset (i.e. Listed Building, Scheduled Monument or Registered Park and Garden). In this instance the absence of any Scheduled Monument or Registered Park means that the impact on the settings of listed buildings is the only potential impact that needs to be considered. Moreover the relationship between the site and Bucknell is such that there is considered to be no impact on</p>

	the setting of the listed buildings within Bucknell and these are therefore <u>scoped out</u> of the assessment.
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## 1.4 Approach

1.4.1 In line with IEMA best practice, the EIA has been an integral part of the design of the Proposed Development, with the principal aim to reduce the severity of significant adverse environmental effects or even, wherever possible, to remove them through the design process. Such mitigation is referred to as inherent or design mitigation. In assessing the environmental impacts of the Proposed Development, full account has been taken of both its construction and operational/post completion stages.

1.4.2 The EIA process has included:

- an initial data trawl for Site designations and constraints;
- environmental work conducted during the process of selection of the land uses within the Proposed Development;
- discussions with landowners;
- study of the relevant Ordnance Survey mapping, including historical mapping;
- identification of sensitive receptors and resources;
- liaison with utility providers;
- liaison with statutory consultees;
- impact identification;
- liaison with Cherwell District Council;
- liaison with other stakeholders as identified in the Statement of Community Involvement;
- refinement of mitigation proposals; and
- identification and reporting of any residual significant effects.

### **Limitations**

1.4.3 The EIA considers the likely effects of the Proposed Development using a combination of current knowledge of the Site and its context; and desktop and survey investigations. Requests for information have been made to other parties who may hold relevant data pertinent to the assessment. Appropriate regard has been had to relevant national and local planning policy; and relevant legislation, guidance and best practice.

- 1.4.4 Every reasonable effort has been made to obtain data concerning the existing baseline conditions and to accurately predict the effects of the Proposed Development. Known deficiencies, or where it has been necessary to make assumptions, are documented within individual topic chapters. For some topics, there are no commonly accepted methodologies for assessing impacts (such as in the case of socio-economic effects). In these cases, professional judgement and experience have been applied to inform the EIA.
- 1.4.5 Assumptions adopted are often of importance to environmental assessments. Typically, these assumptions are implicit, being largely dependent upon expert judgement. The approach adopted in the EIA is one of making assumptions explicit wherever possible in order that they may be understood and critically evaluated by external parties. This is particularly true of construction impacts, where assessments are based on broad assumptions made in advance of agreement and approval of specific construction programmes and methods. In such cases, the worst-case scenario has generally been tested.

## **1.5 Cumulative Impacts**

- 1.5.1 Since 2010 there has been several planning applications submitted to CDC for parts/parcels of, and for infrastructure across, the North West Bicester allocation – some approved, some awaiting decision.

### *Previous Application for Application Site*

- 1.5.2 The Proposed Development which is the subject of this request for a Scoping Opinion shares a substantial overlap with a current application for the development of the substantial majority of that part of North West Bicester located to the north east of the Marylebone – Birmingham railway line (but excluding the first phases of 393 homes known as Elmsbrook - see below)(14/01384/OUT). That site comprised an area of 155 hectares surrounding Hawkwell Farm and Lords Farm.
- 1.5.3 That application (14/01384/OUT) has the benefit of a resolution to grant planning permission although no section 106 has been agreed, and therefore the application remains to be determined. The application was for 2,600 dwellings, energy centre, primary school, and a range of uses to be accommodated in a local business hub and mixed use area . In total permission was being sought for some 5,220 sq m of business and commercial floorspace, some 2,770 sq m (GEA) community uses and 1,375 sq m of retail and restaurant uses.
- 1.5.4 The present application site, excludes a small part of that previous site (land to the north east of the stream in the north east corner of that site). That excluded land has since been the subject of an application for planning permission for up to 530 dwellings, lodged by Firethorn Developments (21/1630/OUT).

- 1.5.5 The proposed development also includes additional fields or parts thereof to the north of the previous application site. Consequently the proposed application site is some 177 hectares in size.

*Elmsbrook*

- 1.5.6 In 2012, a hybrid application for the exemplar phase of North West Bicester Eco Town was approved, the first within the North West Bicester Ecotown allocation. Known as Elmsbrook, full planning permission was granted for 393 homes, energy centre, amenity space. Outline planning permission for nursery, community centre, retail, eco-business centre, post office, pharmacy, office accommodation, pub, and primary school (LPA REF: 10/01780/HYBRID). The applicants were A2 Dominion Group/P3Eco (Bicester) Ltd. The scheme is under construction and well advanced.

- 1.5.7 In July 2016, a full planning application (LPA Ref: 15/00760/F) was approved for a new Local Centre within the Elmsbrook scheme, comprising a Convenience Store (use class A1), Retail Units (flexible use class A1/A3/A5), Pub (use class A4), Community Hall (use class D1), Nursery (use class D1), Commercial Units (flexible use class A2/B1/D1) with associated Access, Servicing, Landscaping and Parking with a total GEA of 3,617 sqm. The applicants were again A2Dominion Developments Ltd. Development did not proceed and the planning permission has now expired. It is superceded by application LPA Ref: 19/01036/HYBRID (see below).

- 1.5.8 A new, hybrid, application for Phase 2 (the mixed use centre) within the exemplar phase was submitted in June 2019 by Barton Willmore LLP and supercedes the previous permission for the mixed use centre (LPA Ref: 15/00760/F). The application sought approval for full permission for Local Centre Community Floorspace (Use Class D1 with ancillary A1/A3), with a total GIA of 552 sqm, and 16 residential units (Use Class C3) with associated access, servicing, landscaping and parking plus application for outline consent comprising up to 3,000sqm (Use Class A1/A2/A3/A4/A5/B1/D1). The application was granted permission on 12 July 2021 (LPA Ref: 19/01036/HYBRID).

*Improvements to Lords Lane and Howes Lane*

- 1.5.9 Of significant importance to the proposals in the Cherwell Local Plan for North West Bicester, was the need for changes and improvements to the existing orbital routes to facilitate the new development and, in particular, the integration of the development with Bicester, and across the NW Bicester site (including across the railway line).

- 1.5.10 On 21<sup>st</sup> August 2019 full planning permission was granted to Oxfordshire County Council for the construction of two new roads, a road crossing, and a bus link (LPA REF: 14/01968/F). The Description of Development is as follows: "*Construction of new road from Middleton Stoney Road roundabout to join Lord's Lane, east of Purslane Drive, to include the construction of a new crossing under the existing railway line north of the existing Avonbury*

*Business Park, a bus only link east of the railway line, a new road around Hawkwell Farm to join Bucknell Road, retention of part of Old Howes Lane and Lord's Lane to provide access to and from existing residential areas and Bucknell Road to the south and associated infrastructure".*

- 1.5.11 The crossings under the railway have now been constructed. The road construction and funding is currently being led by Oxfordshire County Council.

*Other North West Bicester Applications – South West of London Marylebone – Birmingham Railway*

- 1.5.12 With regard to planning applications within the wider allocation, in January 2020, Portfolio Property Partners Ltd gained outline planning application for up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1, C1 and D1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1) (LPA REF: 14/02121/OUT). This application is known as Himley Village and comprises a substantial element of the land allocated for North West Bicester to the south west of the Marylebone – Birmingham railway. The site is bounded by Middleton Stoney Road to the south. The section 106 agreement, that forms part of the consent, makes provision for the permitted development to deliver the sports pitches necessary to meet the needs of the wider North West Bicester area. Within its mixed use area, the planning permission grants consent for 8,000 sq metres of mixed uses with no more than 700 sq m of retail uses, 1,000 sq m of office use and 1,500 sq metres of health facilities with hotel, pub, community, nursery and energy centre also permitted.
- 1.5.13 Also to the south west of the railway line, but in this instance fronting Howes Lane, Albion Land Ltd gained outline approval, at appeal, in December 2017, for 9.45ha of employment land and some 4.5 ha of residential land (LPA Ref: 14/01675/OUT). The employment development approved comprised the erection of up to 53,000 sq m of B1, B2 and B8 (use classes) floorspace within two employment zones; parking and service areas to serve the employment zones; a new access off the Middleton Stoney Road (B4030); plus temporary access off Howes Lane pending the delivery of the realigned Howes Lane. No more than 150 dwellings are to be accommodated on the 4.5 hectares of residential land.
- 1.5.14 Prior to the granting of approval on appeal, an outline planning application (LPA Ref: 17/01090/OUT) was permitted by Cherwell District Council, on 7th August 2017 for the same quantum of B1, B2 and B8 (Use Classes) employment, including landscaping; parking and service areas; balancing ponds and swales; and associated utilities and infrastructure; construction of a new access off Middleton Stoney Road (B4030); temporary access off Howes Lane; internal roads, footways and cycleways (duplicating that permitted on appeal). However it excluded any residential development. It is not being implemented.



1.5.15 On 18<sup>th</sup> July 2019 permission was granted (LPA Ref 19/00347/OUT) to amend the previously permitted scheme (LPA Ref: 14/01675/OUT) which had been approved on appeal. The amendment grants consent for (i) an alternative temporary access arrangement and ii) an amendment to a Grampian condition attached to the Planning Consent, enabling the employment development (but not the residential development) to come forward in its entirety prior to the completion of the highway works approved under LPA REF: 14/01968/F (see above), i.e. prior to the construction of what has been termed the Strategic Link Road (SLR). No change is made to the approved quanta of development. Reserved matters applications 19/00349/REM and 20/02454/REM have subsequently been submitted and approved in December 2020. A further application (20/03199/OUT) was approved in May 2021 such that the proportion of employment development that could be developed for B8 purposes was increased from 70% to 85% of the permitted floorspace.

1.5.16 Immediately to the south of the railway and west of the proposed new strategic link road, A2 Dominion South Ltd submitted an outline planning application for development of 51 hectares of land in 2014. The application – also part of North West Bicester development - is for up to 900 residential dwellings (Class C3), commercial floor space (Class A1-A5, B1 and B2), leisure facilities (Class D2), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2 FE) (Class D1) (LPA REF: 14/01641/OUT). In addition permission is sought for a secondary school (8FE) to serve the wider North West Bicester community. In terms of commercial elements the application includes the following parameters:

- Retail and leisure                      2,035 sq m GEA
- Commercial and Business              2,425 sq m GEA
- Community uses including health centre (4,196 sq.m)

1.5.17 The application is yet to be determined (albeit enjoying a resolution to grant consent).

1.5.18 Finally, there remains some 50-60 hectares of land which is allocated for development within North West Bicester – to the north of the Himley Village approval – which is yet to be the subject of any application for planning permission, or indeed Screening or Scoping request. It is estimated that that land also has the potential to accommodate some 900 new homes.

1.5.19 To summarise, the developments that are proposed to be considered in the assessment include the following permissions and proposals.

<b>LPA REF</b>	<b>Site</b>	<b>Uses</b>
<b>North West Bicester – Land north east of Marylebone-Birmingham Railway line</b>		
10/01780/HYBRID Permitted	Elmsbrook East of Application site	Full permission for 393 homes, energy centre. Outline permission for eco business centre,

		community uses, primary school and retail and commercial uses
19/01036/HYBRID Permitted	Elmsbrook Local Centre	Local Centre Community Floorspace (Use Class D1 with ancillary A1/A3) (552 sqm GIA); 16 dwellings; up to 3,000sqm (Use Class A1/A2/A3/A4/A5/B1/D1).
21/1630/OUT 20/03254/SCOP	Land abutting eastern boundary of application site	Up to 530 dwellings
<b>Infrastructure Commitments</b>		
14/01968/F Permitted	Improvement of Lords Lane and Howes Road	New road from Middleton Stoney Road roundabout to join Lord's Lane, east of Purslane Drive, to include the construction of a new crossing under the existing railway line north of the existing Avonbury Business Park, a bus only link east of the railway line, a new road around Hawkwell Farm to join Bucknell Road.
<b>North West Bicester – Land south west of Marylebone-Birmingham Railway line</b>		
14/02121/OUT Permitted	Himley Village North of Middleton Stoney Road	Up to 1,700 new homes, retirement village, primary school, sports pitches, mixed use (8,000 sq m no more than 700 sq m of retail, 1,000 sq m of office use and 1,500 sq metres of health facilities
14/01675/OUT 19/00347/OUT 20/03199/OUT 19/00349/REM 20/02454/REM All Permitted Albion Land	Land adjoining Middleton Road and Howes Lane	150 homes 53,000 sq m of floor space to be for B1, B2 and B8 (up to 85% B8) (Up to 70% B1)
14/01641/OUT Undetermined	Land north of Howes Road and Strategic Road Link	900 residential dwellings, social and community facilities (Class D1, 4196sq m)), energy centre,

		one new primary school (up to 2 FE), retail and leisure 2,035 sq m GEA; Commercial and Business 2,425 sq m GEA
Residual Land in Bicester 1 allocation.	Land north of Himley Village	50-60 hectares (circa 900 new homes)

**Table 1.2 Proposals to be Considered as part of Cumulative Assessment**

1.5.20 In respect of visual impacts, the schedule of developments set out above includes all developments and potential developments likely to have any relationship with the application site in terms of visual amenity and effects and landscape character; ecology; built heritage and water resources and flood risk.

1.5.21 These projects have been identified on the basis of the need to take account, as appropriate, of the development in terms of the transport impacts of the Proposed Development. Such projects – along with other commitments set out in Bicester in the adopted Cherwell Local Plan – are reflected on the strategic transport models relevant to this assessment. No other developments have been identified that are commitments to be taken into account in the assessment of transport effects of the proposed development. The assessment of Transport effects has however taken account of the following schemes (consequent upon the response from OCC to the Environmental Statement Scoping):

- Great Wolf Water Park<sup>2</sup> - consented; and
- Baynards Green<sup>3</sup> - unallocated site; planning application submitted but undecided

1.5.22 Equally, the noise and air quality assessments, insofar as they are underpinned by data arising from the transport assessment, will also take account of projects set out above.

1.5.23 The schemes are shown in plan form in Appendix 1.2.

## **1.6 The Consultant Team**

1.6.1 This report has been prepared by David Lock Associates (DLA) on behalf of Hallam Land Management Ltd in conjunction with FPCR Environment and Design, Brookbanks, Jubb, RSKAcoustics and Orion Heritage. DLA has coordinated the EIA and the preparation of the ES. DLA is a member of the Institute of Environmental Management and Assessment (IEMA), and accredited by IEMA, an organisation established to promote best practice in EIA and related disciplines. The EIA will be undertaken in accordance with the best practice guidelines issued by the IEMA.

1.6.2 Individual statements of competence are set out in each relevant section.

## 1.7 The Format of the ES

1.7.1 The Environmental Statement (ES) presents the findings of the environmental impact assessment undertaken by the applicants. It is presented in 3 parts:

- a) A Non-Technical Summary (a concise non-technical explanation of the contents and conclusions of the Environmental Statement);
- b) The Main Text of the ES; and
- c) Figures and Appendices to the ES.

1.7.2 The ES has been produced in accordance with the requirements of the EIA Regulations 2017. It includes at least the information identified in Schedule 4 of the Regulations.

**Table 1.3 Requirements of Schedule 4 and their location in the ES**

Schedule 4 of the EIA Regulations 2017: information for inclusion in Environmental Statements		Location in this ES
1	<p>A description of the development, including in particular—</p> <p>(a) a description of the location of the development;</p> <p>(b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;</p> <p>(c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;</p> <p>(d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.</p>	Chapters 2 to 13
2	<p>A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.</p>	Chapter 2

3	<p>A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.</p>	Chapters 4 to 13
4	<p>A description of the factors specified in regulation 5(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.</p>	Chapters 4 to 13
5	<p>A description of the likely significant effects of the development on the environment resulting from, inter alia—</p> <p>(a)the construction and existence of the development, including, where relevant, demolition works;</p> <p>(b)the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;</p> <p>(c)the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;</p> <p>(d)the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);</p> <p>(e)the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;</p> <p>(f)the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;</p> <p>(g)the technologies and the substances used.</p> <p>The description of the likely significant effects on the factors specified in regulation 5(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary,</p>	Chapters 4 to 13

	<p>short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC (1) and Directive 2009/147/EC(2).</p>	
6	<p>A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.</p>	Chapters 4 to 13
7	<p>A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.</p>	Chapter 4 to 14
8	<p>A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU of the European Parliament and of the Council (3) or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.</p>	Chapters 4 to 13
9	<p>A non-technical summary of the information provided under paragraphs 1 to 8</p>	Non-Technical Summary
10	<p>A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.</p>	Chapters 2 to 13

1.7.3 The topic-specific chapters will be organised in a consistent format and will cover:

- **Introduction:** Identifying the topic under consideration;
- **Assessment Methodology:** The proposed scope and method of the assessment, including approaches to surveys and data, criteria used to assess significance of the effects of the Proposed Development together with any uncertainties or limitations encountered;
- **Legal and Policy Framework:** Legislation, policies and guidance in relation to the specific topic under consideration;
- **Baseline Conditions:** A description of the current baseline conditions in relation to that specific topic and how those might change if the Proposed Development does not proceed (the projected future baseline);
- **Potential Effects:** Identification of likely significant effects in the absence of mitigation measures, during both the construction stage and operational/ occupation stages of the Proposed Development;
- **Mitigation Measures:** Proposed measures which are necessary to avoid or reduce any significant potential adverse effects beyond the measures inherent within the Proposed Development; and
- **Residual Effects:** Identification of the residual effects of the Proposed Development, taking account of the, mitigation measures proposed and assessing the significance of those residual effects.
- **Cumulative Effects:** Identification of any effects which might arise from the Proposed Development in combination with other nearby reasonably foreseeable development proposals, specifically those set out in Table 1.1 above

## 1.8 Availability of Document

1.8.1 Copies of this ES can be purchased for a fee from David Lock Associates at the following address, quoting 'HLM063, North West Bicester – Hawkwell Village. Please contact the office below to obtain further details:

David Lock Associates

50 North Thirteenth Street

Central Milton Keynes

MK9 3BP

Email: [mail@davidlock.com](mailto:mail@davidlock.com)

Tel: 01908 666276

1.8.2 The ES is priced as follows:

CD of the full ES: Free of Charge

Hard copy of Non-Technical Summary of ES: Free of Charge

Hard Copy of Main Text (Volume 1): £80.00

Hard Copy of complete ES (including Plans and Appendices): £250.00

1.8.3 The application materials, including the ES, can be viewed at the Cherwell District Council offices and on their website <http://www.cherwell.gov.uk/> and can be viewed in person during office hours at the following address:

Cherwell District Council

Bodicote House,

Bodicote,

Banbury

Oxon, OX15 4AA