

TECHNICAL NOTE

Job Name: Graven Hill, D1 Site, Bicester
Job No: 332510846
Note No: TN001 | Rev 0
Date: October 2022
Prepared By: Stantec UK Ltd
Subject: Environmental Statement Addendum

1 Introduction

Background

- 1.1 This Environmental Statement (ES) Addendum has been coordinated by Stantec UK on behalf of Graven Hill Purchaser Ltd (referred to hereafter as 'the Applicant').
- 1.2 In June 2022, the Applicant submitted an outline planning application (planning reference 22/01829/OUT) to Cherwell District Council (CDC) for the redevelopment of the Graven Hill, D1 Site (which includes Sites D1 & EL1 of Policy Bicester 2: Graven Hill – in the adopted CDC Local Plan (July 2015)), Bicester, OX26 6HF (hereafter referred to as 'the Site') for employment use under Use Class B8 (Storage and Distribution) (hereafter referred to as 'the Proposed Development'). The Site forms part of the wider site allocated for development – Policy Bicester 2: Graven Hill – in the adopted Local Plan (July 2015).
- 1.3 An ES (referred to as the June 2022 ES) was submitted with the outline planning application in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended (referred to as 'the EIA Regulations'). The June 2022 ES presented the findings of the Environmental Impact Assessment (EIA) undertaken by the Applicant and its appointed competent technical experts with the objective of assessing likely significant environmental effects of the Proposed Development and propose measures for mitigating such effects.
- 1.4 Since the submission of the June 2022 ES, an amendment has been made to the planning application boundary of the Proposed Development in response to comments from Oxfordshire County Council (OCC) made to CDC. The application boundary provided in the June 2022 ES is provided in **Appendix A** and the amended application boundary can be found at **Appendix B** and will be referred to hereafter as the 'Amended Site'.
- 1.5 A revision has also been made to the outcomes of the Biodiversity Net Gain (BNG) assessment.
- 1.6 A formal request for 'further information' through Regulation 25 of the EIA Regulations 2017 (as amended) has not been made by CDC; therefore the submission of the amended information (including this ES Addendum) is voluntarily submitted as 'any other information', as defined by the EIA Regulations.

Purpose of the ES Addendum

- 1.7 The purpose of this ES Addendum is to report an exercise undertaken to assess the potential for new or different likely significant effects compared to those reported in the June ES, primarily due to the Amended Site at **Appendix B**.

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- 1.8 Although the size and location of the Site has been amended, the characteristics of the development including the land use, development quantum, height and level of car parking (including trip generation) has not changed to that provided in the June 2022 ES.
- 1.9 This ES Addendum also considers whether any new or different likely significant effects are anticipated as a result of changes to the baseline conditions, planning policy, guidance or standards and approved/existing developments, since submission of the June 2022 ES. As such this ES Addendum is intended to provide CDC and relevant stakeholders with up-to-date information on the potential for new or significant environmental effects because of the Amended Application.
- 1.10 The project team remains unchanged from those who prepared the June 2022 ES, all of which are classed as competent experts under Regulation 18(5) of the EIA Regulations.
- 1.11 The following terms are defined and are used throughout this ES Addendum:
- **Employment Access Road (EAR):** Planning Permission (ref: 20/02415/F) to provide a new dedicated Employment Access adjacent the northern boundary of the Site was permitted in April 2021.
 - **Amended Application:** the amended Site of Planning Application 22/01829/OUT as set out in **Appendix B**.
 - **June 2022 ES:** the Environmental Statement submitted with the June 2022 Planning Application.
 - **June 2022 Planning Application:** the outline planning application with all matters reserved except for access as submitted to CDC in June 2022 (planning reference 22/01829/OUT).
 - **2014 Planning Application:** outline planning permission for 1,900 homes, employment space and associated development at Gravel Hill, granted in August 2014. Planning Application Reference 11/01494/OUT, as amended by 15/02159/OUT, 16/01802/OUT and 19/00937/OUT.

Scope of the ES Addendum

- 1.12 The submission of further information should be limited to the 'main' or 'significant' environmental effects to which the Amended Application is likely to give rise to and must be on relevant matters and directly relevant to reaching a reasoned conclusion on the likely significant effects of the Proposed Development on the environment, as defined by the EIA Regulations.
- 1.13 Therefore, where there is unlikely to be any new or different likely significant effects compared to that reported in the June 2022 ES, there is no need for that element of the assessment as previously presented in the June 2022 ES to be reassessed.
- 1.14 This approach avoids duplication in assessment and makes sure that the ES Addendum remains proportionate to the nature of the amendments proposed.
- 1.15 This ES Addendum updates the assessment provided in the June 2022 ES to identify the likely significant effects of the Amended Application. There is potential for changes in the type, level and significance of predicted environmental effects due to the following factors listed below, either individually or acting in combination:
- Pertinent changes in policy, legislation or guidance.

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No new policy, legislation or relevant guidance documents have been adopted since the June 2022 ES. Therefore, the policy context remains as reported in the June ES and no new or different likely significant effects are expected as a result of planning policy context. **Therefore, no further consideration of policy, legislation or guidance is presented in this ES addendum.**

- Committed (approved/existing) developments within the vicinity of the Site which may give rise to new or different cumulative effects in combination with the Amended Application.

The EIA Regulations require the assessment to consider the likely significant effects of the Proposed Development in the context of other “existing and approved developments”, as well as the cumulative effects that may result from the Proposed Development and these other developments. A review of proposed developments within a 2.5km radius of the Site that may result in significant cumulative effects with the Proposed Development was undertaken as part of the June 2022 ES. No other cumulative developments have been identified since the June 2022 ES. **Therefore, no further consideration of committed development is presented in this ES addendum.**

- Proposed changes to the application boundary of the Proposed Development and associated baseline conditions, including the characteristics of existing development within the vicinity of the Site (**Further details are set-out in Section 2 and the potential for new or different effects is considered in Section 4 of this note**).
- A revision has also been made to the outcome of the Biodiversity Net Gain (BNG) assessment (**Further details are set-out in Section 2 and the potential for new or different effects is considered in Section 4 of this note**).

2 Pertinent Changes for the EIA

Application Boundary Amendment

- 2.1 The application description has not changed since the June 2022 ES and remains as:

“Outline (fixing ‘Access’ only) – redevelopment of Graven Hill D1 Site, including demolition of existing buildings, development of B8 ‘Storage or Distribution’ use comprising up to 104,008 sq. m (GIA), creation of open space and associated highway works, ground works, sustainable drainage systems, site infrastructure and associated works”

- 2.2 However, the amended application boundary (referred to as the ‘Amended Site’) now excludes access to the public highway via the existing estate road and to the A41 roundabout via Pioneer Road that was shown on the plan of the Site Plan for the June 2022 planning submission (see **Appendix A**).
- 2.3 The Amended Site now includes the new Employment Access Road (EAR) adjacent to the northern boundary of the Site which connects to the existing Pioneer Roundabout as shown at **Appendix B**.
- 2.4 As was noted in the June 2022 ES, the proposed vehicular access for the Site will be from the EAR. Planning consent was given in April 2021 (planning reference: 20/02415/F) and the EAR is currently under construction. The EAR is due to be completed in 2022 and operational in 2023.
- 2.5 In spite of this change, the baseline conditions of the Site and the surrounding area remain as described in Chapter 2 of the June 2022 ES. The June 2022 ES noted the following:

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“An unnamed road bounds the northern edge of the Site, with St Davids Barracks beyond and Graven Hill Wood beyond that, approximately 120 m north. The southern, eastern and western boundaries comprise adjoining agricultural fields, with a freight railway line (Bicester Military Railway) denoting the edge of the Site to the south. Beyond the railway line to the south is Bicester Solar Farm.

Current direct access to the Site is via the A41/A4421/B4100 roundabout to Anniversary Avenue / Pioneer Road to the north of the Site.”

- 2.6 As the EAR remains under construction at the time of writing, the above information remains up to date.
- 2.7 Due to the change to the planning application boundary, the hectarage of land has increased from 30.5 hectares (ha) as noted in the June 2022 ES to 32.2 ha.
- 2.8 Due to the change in the planning application boundary, the parameter plans have also been amended to show the Amended Site. These can be found in **Appendix C**. This does not amend the parameters for which planning permission is sought through the application. As noted in the June 2022 ES at paragraph 6.3.10, *“the EIA focused on the likely significant environmental effects of the completed development (anticipated to be in 2024) based on the maximum parameters defined in the planning application”*. This approach means the full environmental effects of the Proposed Development have been assessed.

Amendments to the Biodiversity Net Gain Assessment

- 2.9 Chapter 8 of the June 2022 ES provided the ecology and nature conservation assessment. Section 8.10.88 of the June 2022 ES stated the following:
- “Indicative calculations based on the Parameters Plan (drawing reference: 410_S-51-P2) estimate a net loss of approximately 75% of biodiversity value. The minimum requirement for net gain is 10%.”*
- 2.10 An updated BNG Assessment (RPS, October 2022) has been undertaken since the June 2022 ES which sets out that the Proposed Development would result in an estimated loss of approximately 55% of biodiversity value. Therefore, Section 8.10.88 of the June 2022 ES is to be amended to reflect the updated BNG calculation. The following paragraph is to replace Section 8.10.88 of the June 2022 ES:
- “Indicative calculations based on the Parameters Plan (drawing reference: 410_S-51-P2) estimate a net loss of approximately 55% of biodiversity value. The minimum requirement for net gain is 10%.”*
- 2.11 Further information regarding the amendments to the BNG assessment can be found in the following documents:
- D1 Site, Graven Hill: Biodiversity Net Gain Report (H Planning, 2022)
 - Biodiversity Net Gain Assessment (RPS, October 2022)

3 Consideration of Alternatives

- 3.1 The consideration of alternatives set out in Section 5.1.1 of the June 2022 ES has not changed as a result of the Amended Application boundary. The EAR had already been considered for providing access to the Proposed Development and therefore, the Amended Application boundary reflects this position.

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4 Assessment of Effects

- 4.1 This section outlines whether any new or different significant effects are anticipated for the topics that were included in the June 2022 ES based on the considerations scoped into the ES addendum as set-out in **Section 2** of this note.

Application Boundary Amendments

- 4.2 The June 2022 ES considered the EAR either as part of the future baseline (i.e. it is constructed and operational) or as a committed development (i.e. permitted to complete a cumulative assessment), dependent on the topic methodology proposed for the EIA. The study areas for assessment set out by each topic were sufficient to capture assessment of the EAR.
- 4.3 The June 2022 ES assessed the impacts of the Proposed Development during the demolition, construction and operational phases. The Amended Application (including the Amended Site) does not result in any changes to the Proposed Development during the demolition, construction and operational phase, and therefore it is not considered that there would be any new or different environmental effects to those identified in the June 2022 ES.
- 4.4 The June 2022 ES includes a number of plans to support the topic assessments. These have not been updated to reflect the amendment to the application boundary, as this section has identified there would be no new or different environmental effects as a result of amending the application boundary.

Amendments to the Biodiversity Net Gain Assessment

- 4.5 As there have been no amendments to the methodology used in the ecology and nature conservation assessment set out in the June 2022 ES, it is considered that there would be no new or different effects as a result of the amendment to the BNG assessment calculations.

5 Conclusion

- 5.1 This ES Addendum has been prepared primarily to consider the implications of the amended application boundary and BNG assessment for the Proposed Development compared to that assumed for the June 2022 ES.
- 5.2 No new or different likely significant environmental effects have been identified compared to those reported previously in the June 2022 ES during demolition, construction and operation.
- 5.3 Taken together, the June 2022 ES and this ES Addendum provides sufficient environmental information to understand the likely significant effects of the Proposed Development.

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Appendix A June 2022 ES Application Boundary



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Key Plan

KEY

- Site Boundary
- Site by others
- Existing Buildings
- Existing Water tanks/ Reservoirs
- Existing Concrete hardstanding
- Existing Services
(Substation, Generators, Thames water pump)

GENERAL NOTE

Site Area : 311,088m² (76.87 Acres / 31.11 Hactare)

- P7 28/04/2022 DRAFT FOR PLANNING (OUTLINE)
- P6 10/03/2022 FOR PLANNING (DEMO)
- DRAFT 09/03/2022 DRAFT FOR COMMENTS
- P5 17/09/2021 DRAFT FOR PRE-APP
- P4 26/02/2021 PRE-APP ELL SITE ADDED
- P3 04/11/2020 SITE BOUNDARY FINALISED
- P2 20/05/2020 SITE BOUNDARY UPDATED
- P1 15/05/2020 FOR INFORMATION

Revisions

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Client
Graven Hill Purchaser Ltd

Project
Graven Hill D1 Site, Bicester

Project No.
410

Drawing Title
Site Location Plan

Status	Drawn	Checked
PLANNING	JH	GO
Scale	Date	
1:2500 @A1	May 2020	
Drawing Number	Revision	
410_S-00	P7	

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Appendix B Amended Application Boundary



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- KEY**
- Site Boundary
 - Employment Allocated Site by others
 - Existing Buildings
 - Existing Water tanks/ Reservoirs
 - Existing Concrete hardstanding
 - Existing Services (Substation, Generators, Thames water pump)

P9	17/10/2022	FOR PLANNING: SITE BOUNDARY UPDATED
P8	12/05/2022	FOR PLANNING (OUTLINE)
P7	28/04/2022	DRAFT FOR PLANNING (OUTLINE)
P6	10/03/2022	FOR PLANNING (DEMO)
DRAFT	09/03/2022	DRAFT FOR COMMENTS
P5	17/09/2021	DRAFT FOR PRE-APP
P4	26/02/2021	PRE-APP: ELL SITE ADDED
P3	04/11/2020	SITE BOUNDARY FINALISED
P2	20/05/2020	SITE BOUNDARY UPDATED
P1	15/05/2020	FOR INFORMATION

Revisions

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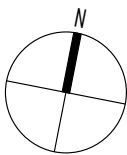
Client
Graven Hill Purchaser Ltd
Project
Graven Hill D1 Site, Bicester
Project No.
410

Drawing Title
SITE LOCATION PLAN

Status	Drawn	Checked
PLANNING	JH	GO
Scale	Date	
1:2500 @A1	May 2020	
Drawing Number	Revision	
410_S-00	P9	

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Appendix C **Amended Parameters Plan**



Status	Drawn	Checked
PRELIMINARY	JH	G0
Scale		Date
1:2000 @A1		MAY 2022
Drawing Number		Revision
410 S-51		P4