

3. EIA Assessment Methodology & Scope

3.1. Introduction

3.1.1. This chapter explains the methodology used to prepare the technical chapters of this ES Addendum 1 and describes its structure and content. Additionally, it sets out a review of the amendments being sought through the S73 application on the submitted EIA to date and whether they would result in any significant changes to the significance of effects set out in the 2014 ES, or whether additional assessment would be required to determine if the effects have changed the 2014 ES assessment.

3.2. General Approach to EIA

3.2.1. The 2014 ES was prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)¹ (hereafter referred to as ‘the EIA Regulations’). It contained the information specified in Regulation 18(3) and met the requirements of Regulation 18(4). It also included any additional information specified in Schedule 4 of the EIA Regulations which was relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.

3.2.2. Topics that were assessed in the 2014 ES have been reviewed with this ES Addendum 1. It is assumed that all mitigation measures which the 2014 ES relied upon are carried through and implemented accordingly unless otherwise stated. Where any changes to mitigation measures are deemed necessary this is stated in the relevant technical section.

3.2.3. In order to determine the scope of the ES addendum a request for a Scoping Opinion was submitted on behalf of the Applicant to CDC and validated on the 18th December 2024 (reference: 24/O3328/SCOP). A Scoping Opinion was received from CDC on 17th January 2025 (**Appendix 1.1**).

3.2.4. The Applicant proposed through the Scoping Opinion request only two chapters (Transport and Access and Socio-Economics) is required for the ES addendum and accordingly the project team drafted the ES Addendum 1 as per the Scoping Opinion Request. The Scoping Opinion received from CDC (**Appendix 1.1**) confirmed the scope to assess only Transport and Access and Socio-Economics in the ES addendum. The Scoping Opinion also provided feedback in relation to the production and methodology of the ES addendum (in general and topic specific) to be addressed and these matters are addressed appropriately in their production. Any subsequent discussions regarding the scope of the assessment that has been undertaken separately to the EIA scoping process, is discussed within the relevant technical chapters.

3.3. Assessment of the Effects of the Amendments Sought on the findings of the ES submissions to date

3.3.1. The ES chapters originally assessed within the submitted 2014 ES have been reviewed in light of the amendments sought through the S73 application. **Table 3.1** below reviews whether the amendments sought would result in any significant changes to the significance of effects set out in the 2014 ES, or whether additional assessment would be required to determine if the effects have

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

changed the 2014 ES assessment. In summary, not all chapters require updating and as a result, chapter numbering of this ES Addendum 1 is non-consecutive. Where a chapter has not been updated, this is stated and explained in **Table 3.1** and the previously submitted chapter of the 2014 ES will form the basis for decision making of the S73 Application. The results of the review are below:

Table 3.1 – Consideration of Proposed Amendments / further detail subject to S73 Application on ES Disciplines

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
Chapter 1 – Introduction	No changes are required to the 2014 ES chapter. Additional commentary has been provided within this ES Addendum 1 in relation to the updated planning and EIA context of the Proposed Development as a result of this new S73 application. An updated Land Use – Parameter Plan 4 (P22-3093_DE_013) is submitted with ES Addendum 1 to clarify class uses.	Chapter 1- Introduction of the 2014 ES to remain as submitted. A new Chapter 1- Introduction as part of this ES Addendum 1 submission is additionally submitted to address the introduction information related to the S73 application.
Chapter 2 – EIA Methodology	No changes are required to the 2014 ES chapter. Additional commentary has been provided in relation to the approach to preparation of this ES Addendum 1 as part of this Chapter 3 – EIA Assessment Methodology & Scope. An updated Cumulative Assessment (Appendix 3.1) and accompany visual figure of cumulative sites (Figure 3.1- Cumulative Sites) is submitted with this ES Addendum 1.	Chapter 2- EIA Methodology of the 2014 ES to remain as submitted. A new Chapter 3 – EIA Assessment Methodology & Scope, Appendix 3.1 – Cumulative Assessment and Figure 3.1 – Cumulative Sites as part of this ES Addendum 1 submission is additionally submitted.
Chapter 3 – Existing Land Uses	No changes are required to the 2014 ES chapter. Figure 1.3 – Context Plan is additionally submitted to identify the ‘Social/Community’ and ‘Other Uses’ land area within the Proposed Development and subject of the S.73 application. The outline consent for the Himley Village development (ref.14/O2121/OUT) will alter the baseline conditions with the surrounding area changing to a mixed-use development. The consented ‘Parameter Plan 4 – Land Use ’ as part of ref: 14/O2121/OUT	Chapter 3 – Existing Land Uses of the 2014 ES to remain as submitted. Additional commentary of ‘Site Context’ is provided within this Table. The commentary does not provide a material change and therefore a replacement ES chapter is not submitted.

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>allocates land surrounding the part of the Site which has been identified for 'Social/Community' and 'Other Uses' to the north, west and east as residential land, and therefore the surrounding context is expected to alter to this land use.</p>	
<p>Chapter 4 – Alternatives and Design Evolution</p>	<p>No changes are required to the 2014 ES chapter.</p> <p>The outline consent for the Himley Village development (ref.14/O2121/OUT) proposes a different quantum and mix of the commercial uses in the land allocated for 'Social/Community' and 'Other Uses'. This could be considered as a 'reasonable alternative' to implementing the revised quantum and mix of the commercial uses subject of this ES Addendum 1 supporting the S73 application.</p>	<p>Chapter 4 – Alternatives and Design Evolution of the 2014 ES to remain as submitted.</p> <p>Additional commentary of 'Alternatives' is provided within this Table. The commentary does not provide a material change and therefore a replacement ES chapter is not submitted.</p>
<p>Chapter 5 – Proposed Development</p>	<p>An ES Addendum chapter has been provided in this ES Addendum 1 which updates and describes the amendments sought to the proposals.</p>	<p>Chapter 5 – Proposed Development of the 2014 ES to remain as submitted.</p> <p>A new Chapter 2- Proposed Development and Amendments as part of this ES Addendum 1 submission is additionally submitted.</p>
<p>Chapter 6 – Landscape and Visual Amenity</p>	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Landscape and Visual Amenity ES chapter. The Baseline Conditions show the Himley Village development does not fall within a designated landscape. There are landscape elements and features that are of value to local distinctiveness, such as geometric field patterns, hedgerows, and woodland shelter belts. The</p>	<p>Chapter 6 – Landscape and Visual Amenity of the 2014 ES to remain as submitted.</p>

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>Himley Village development has been developed to respond to the existing context and character, with 40% of the development as non-developable allocated for landscaped areas, parks and swales.</p> <p>The Landscape and Visual Amenity ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition & Construction Phase' and 'Completed Development', including effects on landscape character, network of existing hedgerows and trees, setting of Himley Farm and residential receptors. The residual effects (with mitigation measures in place) identified most construction effects as temporary, and minor-moderate adverse. The operation effects were identified as permanent, minor-moderate adverse for the setting of Himley Village and some residential receptors, however, in the most part many operational effects were identified as beneficial due to the landscape enhancements provided.</p> <p>As the land subject of this ES Addendum 1 supporting a S73 application is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on landscape and visual amenity with the Proposed Development in place, with no significant effects identified and no objection from the CDC Landscape Architect.</p> <p>A number of conditions (8, 26, 27, 29) related to landscape matter are set out in the Decision Notice for the granted, outline planning permission for Himley Village. They ensure the design approach to the Site includes certain landscape principles, protection of landscape features and details the management and monitoring of landscape proposals.</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>Currently the land subject of this ES Addendum 1 is within 'Phase 3' and 'Mixed Use' areas and the conditions listed above are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land is considered to be acceptable and potential effects on landscape and visual amenity has been mitigated (if required).</p> <p>The Landscape and Visual Amenity ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.</p> <p>Therefore, no significant effects in relation to Landscape and Visual are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified through the Landscape and Visual ES assessment for the Himley Village application. Landscape and Visual Amenity is therefore 'scoped out' of this ES Addendum 1.</p>	
Chapter 7- Ecology	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in an Ecology ES chapter supported by a full suite of Ecology Surveys. The Baseline Conditions, established from a Phase 1 Habitat Survey, Hedgerow Assessments and Fauna Surveys, determined the wider Himley Village Site consisting of a farm with improved grassland fields, an arable field, species rich hedgerows, trees, native broad-leaved woodland plantation, scattered trees and two ponds. The area subject of this ES Addendum 1 includes areas assessed as 'Improved Grassland', 'Arable' and 'Native, species-rich</p>	Chapter 7- Ecology of the 2014 ES to remain as submitted.

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>intact hedge’ and a single veteran oak tree ‘T4’ within a hedgerow lined field boundary to the south (Figure 7.1 Phase 1 Habitat Map from ES supporting Himley Village planning application).</p> <p>The Ecology ES chapter supporting the Himley Village planning application assessed effects for the ‘Demolition/Site Formation/ Construction Phase’ and Operational Phase, including change in habitats, contamination of ground water/watercourses and ponds, introduction of invasive plants, changes to drainage, light pollution, restricted access, airborne pollutants on a number of ecological receptors. The residual effects (with mitigation measures in place) identified most effects as negligible and localised. Some residual effects were identified as minor and moderate adverse during the construction phase and the introduction of pets into the wider Himley Village site on completion which could disturb, injure or kill wildlife. The expansion and maturation of the network of gardens, hedgerows, creation of species- rich grassland and the creation of swales, part of a site-wide SUDs would result in a minor beneficial effect.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on ecology with the Proposed Development in place, with no significant effects identified and no objection from the CDC Ecology Officer.</p> <p>The Ecology ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the Section 73 application as the assessment and its</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.</p> <p>Therefore, no significant effects in relation to ecology are anticipated from the Proposed Development. The alteration of the quantum and mix of the commercial uses will not create effects over and above those identified through the Ecology ES assessment for the Himley Village application. Ecology is therefore 'scoped out' of the ES Addendum 1.</p>	
Chapter 8 – Transport	<p>An updated Transport and Access ES Addendum chapter has been prepared by David Tucker Associates (DTA Transportation Ltd) (DTA). This takes account of the amendments sought and updates the existing baseline conditions on the local transport network surrounding the Site, the future baseline, and then set out the likely impact of the Proposed Development on the transport network, and in the context of other developments within the area.</p> <p>The updated assessment concludes that the likely significant environmental effects identified with regard to Transport and Access remain largely unchanged to that of the 2014 ES, with no significant residual effects identified during the construction or operation phases.</p>	<p>Chapter 8 – Transport of the 2014 ES to remain as submitted.</p> <p>An updated chapter, Chapter 4- Transport of this ES Addendum 1, is additionally submitted to report on the proposed amendments sought through the S73 application.</p>
Chapter 9 – Air Quality	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in an Air Quality ES chapter supported by an Air Quality Modelling Assessment. At the time of the assessment the Baseline Conditions determined no Air Quality Management Area (AQMA) had been declared in Bicester, but exceedances in NO² were noted in monitoring sites. Subsequently, an AQMA has been declared</p>	Chapter 9 – Air Quality of the 2014 ES to remain as submitted.

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>in 2015 in the city centre of Bicester incorporating sections of Kings End, Queens Avenue, Field Street, St Johns Street.</p> <p>The Air Quality Management ES chapter supporting the Himley Village planning application assessed effects for the ‘Demolition and Construction Phase’ and ‘Completed Development’, including dust from construction activities, emissions from construction vehicles and construction plant, emissions associated with traffic from the completed development and introduction of residential receptors. The residual effects (with mitigation measures in place) identified effects as minor adverse to negligible and localised.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on noise and vibration with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer.</p> <p>The Scoping Report submitted to CDC included preliminary testing of transport effects through a change of quantum and mix of the commercial uses subject of this ES Addendum 1, and the conclusions are no material effect on traffic generation change. Therefore, impacts on the original air quality assessment in regard to emissions from traffic with the completion of the Proposed Development from the updated TA work will have no bearing on the original conclusions.</p> <p>The Air Quality ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the Section 73 application as the assessment and its</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.</p> <p>Therefore, no significant effects in relation to air quality management are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified through the Air Quality ES assessment for the Himley Village application. Air Quality is therefore 'scoped out' of the ES Addendum 1.</p>	
<p>Chapter 10 – Noise and Vibration</p>	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Noise and Vibration ES chapter supported by a Baseline Noise Survey and Traffic Noise Assessment. The Baseline Conditions determined through the Baseline Noise Survey the dominant noise affecting the Site as road traffic noise.</p> <p>The Noise and Vibration ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction Phase' and 'Completed Development', including noise from demolition and construction, construction traffic, construction vibration, noise effects of the completed development on residential amenity, school amenity, playing fields and road traffic noise. The residual effects (with mitigation measures in place) identified effects as minor adverse to insignificant and localised.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on air quality management with the Proposed Development in place, with no significant effects</p>	<p>Chapter 10- Noise and Vibration of the 2014 ES to remain as submitted.</p>

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>identified and no objection from the CDC Environmental Protection Officer.</p> <p>Conditions 14 and 15 set out in the Decision Notice for the granted, outline planning permission for Himley Village that each reserved matters application for a phase shall consider whether any area of that phase is subject to elevated levels of noise, principally from road traffic sources, and noise levels from any mechanical plant and the energy centre shall not exceed the noise emission limits contained within Table 10.15 of the Environmental Statement. Currently the land subject of this ES addendum is within 'Phase 3' and 'Mixed Use' areas and Conditions 14 and 15 are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land is considered to be acceptable and potential noise and vibration has been mitigated (if required).</p> <p>The Scoping Report submitted to CDC includes preliminary testing of transport effects through a change of quantum and mix of the commercial uses, and the conclusions are no material effect on traffic generation change. Therefore, impacts on the original noise and vibration assessment in regard to road traffic noise with the completion of the Proposed Development from the updated TA work will have no bearing on the original conclusions. The Noise and Vibration ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the Section 73 application as the assessment and its</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.</p> <p>Therefore, no significant effects in relation to air quality management are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified through the Noise and Vibration ES assessment for the Himley Village application. Noise and Vibration is therefore 'scoped out' of the ES Addendum 1.</p>	
<p>Chapter 11 – Water Management</p>	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Water Management ES chapter supported by a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy (SWDS). The Baseline Conditions are determined in the wider Himley Village Site with the area located entirely in Flood Zone 1, with less than 1 in 1000 year risk of flooding.</p> <p>The Water Management ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction Phase' and 'Completed Development', including risk of fluvial flooding, groundwater flooding, surface water drainage and foul drainage flooding, and potable water use. The residual effects (with mitigation measures in place) identified most effects as negligible and localised. Some residual effects were identified as minor to moderate adverse for potable water use as the Proposed Development will lead to an increase in potable water consumption.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on water management</p>	<p>Chapter 11 – Water Management of the 2014 ES to remain as submitted.</p>

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>with the Proposed Development in place, with no significant effects identified and no objection from the Lead Local Flood Authority.</p> <p>Condition 11 of the Himley Village planning application has been discharged by CDC (ref: 23/00207/DISC) and provides a full surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. This has ensured the risk of surface water flooding has been mitigated and protection of water quality and biodiversity on the site. Additionally, Condition 19 of the Himley Village planning application details each reserved matters application for a phase shall be accompanied by a detailed surface water drainage scheme for that phase, to meet the flood risk, water quality, green infrastructure and biodiversity requirements of the site. Condition 19 is yet to be discharged for the land area subject of this ES Addendum 1, however, as commencement of this development phase cannot progress until the discharge of this condition, the land subject of the ES Addendum 1 is considered to be acceptable and potential flood risk has been mitigated (if required).</p> <p>The Water Management ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses. Therefore, no significant effects in relation to water management are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified through the Water Management ES assessment for the</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>Himley Village application. Water Environment is therefore 'scoped out' of the ES Addendum 1.</p>	
<p>Chapter 12 – Ground Conditions and Contamination</p>	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Grounds Conditions and Contamination ES chapter supported by information collected from a site walkover, review of historical maps, geological maps, third-party ground investigations undertaken in the wider vicinity and consultation with key departments within CDC.</p> <p>The Baseline Conditions, identify the Himley Village site consisting of farmland with various associated features (agricultural land, farm buildings, hardstanding, tracks etc). Some potentially contaminative uses were identified on-site, such as oil tanks. The Himley Village site is underlain by the Great Oolite Group comprising of Cornbrash Limestone and Forest Marble Formation. Both layers are aquifers. The Site does not lie within a Groundwater Source Protection Zone. Subsequent to the granting of the outline planning permission for Himley Village, there has been a partial discharge of condition 21 and 22 for further assessment of land contamination for Phase 1 and 2 (residential areas) of Himley Village.</p> <p>The Ground Conditions and Contamination ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction' and 'Completed Development' including effects from the treatment and disposal of contaminated soils, general construction practices, contaminative risks to water resources/ groundwater, risks to future occupants and built development. The residual effects (with mitigation measures in</p>	<p>Chapter 12 – Ground Conditions and Contamination of the 2014 ES to remain as submitted.</p>

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>place) identified most effects as negligible and localised. As with any construction site, there is a small risk of unforeseen accidental spillages which could result in contamination of underlying soils (negligible to minor adverse, short term and localised). Condition 21-24 seeks to control contamination issues through undertaking further site investigations works for the subsequent phases of development to ensure contamination risks are comprehensively addressed and the entirety of the Himley Village development is 'suitable for use'.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Villag development, the area has already been assessed in terms of effects on ground conditions, land, contamination and soils with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer.</p> <p>The pre-commencement conditions set out in the Decision Notice for the granted, outline planning permission for Himley Village set out prior to commencement of the development or any phase, further site investigation work will be required to be carried out. Currently the land subject of this ES Addendum 1 is within 'Phase 3' and 'Mixed Use' areas and Conditions 21-24 are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land subject of the ES Addendum 1 is considered to be acceptable, and potential contamination has been mitigated and removed/remediated.</p> <p>The Ground Conditions and Contamination ES chapter and technical appendices/figures supporting the Himley Village application can</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>therefore be relied upon to support the Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.</p> <p>Therefore, no significant effects in relation to ground conditions, land, contamination and soil are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified through the Ground Conditions and Contamination ES assessment for the Himley Village application. Ground Conditions, Land, Contamination and Soils is therefore 'scoped out' of the ES Addendum 1.</p>	
<p>Chapter 13 – Agriculture and Soils</p>	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in an Agriculture and Soils ES chapter supported by information collected from a site walkover, semi detailed ALC survey, review of local context in regard to agricultural land resource, soils resource and farming circumstances.</p> <p>The Baseline Conditions, identify the Himley Village site consisting of Grade 3b (74.5 ha) and Grade 3a (11.7 ha) land quality. Two farm business occupy land within the Site, a mix of arable and pastoral uses.</p> <p>The Agriculture and Soils ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction' and 'Completed Development' including effects on agricultural resource, soil resource and farming circumstances. The</p>	<p>Chapter 13 – Agriculture and Soils of the 2014 ES to remain as submitted.</p>

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>residual effects (with mitigation measures in place) identified most effects as minor adverse -negligible and localised. A permanent moderate adverse effect with the Proposed Development in place is anticipated in relation to loss of BMV land.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Villag development, the area has already been assessed in terms of effects on agriculture and soils with the Proposed Development in place, with an accepted significant effect of loss of BMV land.</p> <p>The Agriculture and Soils ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.</p> <p>Therefore, no change to the significant effects in relation to agriculture and soils are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified through the Agriculture and Soils ES assessment for the Himley Village application. Agriculture and Soils is therefore ‘scoped out’ of the ES Addendum 1.</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
<p>Chapter 14/15 – Built Heritage, Archaeology and Soils</p>	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Built Heritage ES chapter and Archaeology ES chapter. Regarding Built Heritage, the Baseline Conditions show one Grade II Listed Building on-site (Himley Farm barns) of medium value. The Himley Farm barns are retained as part of the Himley Village development. In regard to Archaeology, previous heritage investigations identified potential for Iron Age, Romano British and Post medieval archaeological remains to survive. These were assessed to be of no more than moderate sensitivity (local or regional importance).</p> <p>The Built Heritage and Archaeology ES chapters supporting the Himley Village planning application assessed effects for the ‘Demolition & Construction Phase’ and ‘Completed Development’, including effects on damage and setting to the Grade II Listed Buildings, and destruction of potential archaeological remains. The residual effects (with mitigation measures in place) identified built heritage elements as negligible through to moderate/minor adverse, and destruction of archaeological remains is permanent and moderate/substantial adverse at a local level.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on Built Heritage and Archaeology with the Proposed Development in place, with no significant effects identified and no objection from Historic England, CDC Conservation Officer or English Heritage.</p>	<p>Chapter 14- Built Heritage and Chapter 15 – Archaeology and Soils of the 2014 ES to remain as submitted.</p>

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>Conditions 32 and 33 sets out in the Decision Notice for the granted, outline planning permission for Himley Village that prior to any demolition on the site, the commencement of the development and any archaeological investigation, a professional archaeological organisation acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority. Subsequent to the discharge of condition 32, a programme of archaeological evaluation, investigation and recording of the application area shall be carried out by the commissioned archaeological organisation in accordance with the approved first stage Written Scheme of Investigation and shall be submitted to and approved in writing by the Local Planning Authority. The programme shall be followed throughout the construction of the development. Currently the land subject of this ES Addendum 1 is within 'Phase 3' and 'Mixed Use' areas and Conditions 32 and 33 are yet to be discharged in these areas. However, as commencement of the development cannot progress until the discharge of conditions, the land subject of the ES Addendum 1 is considered to be acceptable and potential effects from Built Heritage and Archaeology has been mitigated (if required).</p> <p>Therefore, no significant effects in relation to Built Heritage and Archaeology are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified throughout the relevant technical chapters for the Himley Village application. Cultural</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	Heritage and Archaeology is therefore 'scoped out' of the ES Addendum 1.	
Chapter 16 – Socio-Economics	<p>An updated Socio-Economics ES Addendum chapter has been prepared by Pegasus Group. This takes account of the amendments sought and updates the existing baseline conditions, the future baseline, and then set out the likely impact of the Proposed Development in relation to Socio-Economics effects and in the context of other developments within the area.</p> <p>The updated assessment concludes that the likely significant environmental effects identified with regard to Socio-Economics remain largely unchanged to that of the 2014 ES. Beneficial effects are identified during the operation phase.</p>	<p>Chapter 16 – Socio-Economics of the 2014 ES to remain as submitted.</p> <p>An updated chapter, Chapter 5- Socio-Economics of this ES Addendum 1, is additionally submitted to report on the proposed amendments sought through the S73 application.</p>
Chapter 17- Human Health	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Health ES chapter. The Baseline Conditions showed Cherwell District as comparatively healthy although with some areas experiencing higher levels of deprivation and associated health inequalities. Key priorities for CDC include reducing obesity levels in children and adults and reducing road traffic injuries and deaths.</p> <p>The Health ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition & Construction Phase' and 'Operational Phase', including effect on human health from changes to air quality, noise, transport, housing provision, health provision, change in green infrastructure and population change. The residual effects (with mitigation measures in place) identified most</p>	Chapter 17- Human Health of the 2014 ES to remain as submitted.

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>effects as neutral, and many beneficial effects with completion of the development.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects on human health with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer.</p> <p>The amendments sought through the ES Addendum 1:</p> <ul style="list-style-type: none"> • Do not alter the quantum of residential dwellings proposed and therefore would not result in any different population yield to that which was identified in the original ES. • Do not alter the commitment of the scheme to provision of high quality, accessible housing, green infrastructure, and community cohesion. • Are not expected to substantially alter the employment and training opportunities generated by the scheme during either construction or operational phase. • Are not expected to substantially alter the air quality and noise effects generated by the construction phase or operational phase. <p>Are not expected to alter the transport and accessibility, waste and public safety aspects in either the construction or operational phase.</p> <p>By association, the amendments sought would not affect any of the findings of the original ES in respect of potential for any change in</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>significance of health effect. The Health ES chapter and technical appendices/figures supporting the Himley Village application can therefore be relied upon to support the Section 73 application as the assessment and its conclusion remain valid and can accommodate the alteration of quantum and mix of the commercial uses.</p> <p>Therefore, no significant effects in relation to health are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified through the Health ES assessment for the Himley Village application. Health is therefore 'scoped out' of the ES Addendum 1.</p>	
Chapter 18 - Waste	<p>The ES supporting the Himley Village planning application (ref: 14/O2121/OUT) scoped in a Waste ES chapter supported by a Sustainable Waste and Resources Plan. It was identified in the Baseline Conditions that CDC currently exceed targets for recycling and reuse and dispose of less than 5% of residual wastes to landfill. Oxfordshire, and in particular Cherwell District, were identified to have sufficient waste management facilities to meet current and predicted future need.</p> <p>The Waste ES chapter supporting the Himley Village planning application assessed effects for the 'Demolition and Construction Phase' and 'Completed Development', including generation of construction waste and increased level of waste resulting from the completed development and management of waste. The residual</p>	Chapter 18 – Waste of the 2014 ES to remain as submitted.

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>effects (with mitigation measures in place) identified effects as negligible and localised.</p> <p>As the land subject of this ES Addendum 1 is a smaller area of land (6.2ha) within the granted Himley Village development, the area has already been assessed in terms of effects from waste with the Proposed Development in place, with no significant effects identified and no objection from the CDC Environmental Protection Officer or Oxfordshire County Council Waste Project Manager.</p> <p>Conditions 37 and 41 sets out in the Decision Notice for the granted, outline planning permission for Himley Village that prior to the commencement of a phase, a Site Waste Management Plan, targeting zero construction waste to landfill for that phase, shall be submitted to and approved in writing by the Local Planning Authority; and prior to the occupation of any phase of the development, a waste strategy, setting targets above national standards for residual waste levels, recycling levels and landfill diversion and which identifies measures to facilitate waste reduction and recycling for commercial occupiers of that phase shall be submitted to and approved in writing by the Local Planning Authority. Currently the land subject of this ES Addendum 1 is within 'Phase 3' and 'Mixed Use' areas and Conditions 37 and 41 are yet to be discharged in these areas. However, as commencement of the development and occupation cannot progress until the discharge of conditions, the land subject of this ES Addendum 1 is considered to be acceptable and potential effects from waste has been mitigated (if required).</p>	

Chapter (2014 ES)	Consideration of Proposed Amendments / further detail	Conclusion
	<p>Therefore, no significant effects in relation to waste are anticipated from the Proposed Development. The alteration to the quantum and mix of the commercial uses will not create effects over and above those identified throughout the relevant technical chapters for the Himley Village application. Waste is therefore 'scoped out' of the ES Addendum 1.</p>	
<p>Chapter 19- Cumulative Effects</p>	<p>Assessed within each topic chapter updated under the heading 'Cumulative' section. The revised cumulative assessment list identified in this Chapter (Chapter 3- EIA Assessment Methodology & Scope, and Appendix 3.1) has been considered by the technical team authoring the updated chapters as part of this ES Addendum 1.</p>	<p>Technical ES chapters updated as part of this ES Addendum 1.</p>
<p>Chapter 20- Summary of Mitigation and Residual Effects</p>	<p>Assessed within each topic chapter updated under the heading 'Mitigation, Enhancement and Residual Effects' section.</p>	<p>Technical ES chapters updated as part of this ES Addendum 1.</p>
<p>Non – Technical Summary</p>	<p>An updated NTS accompanies the ES Addendum 1 which reflects the outcomes of the ES Addendum 1 reported.</p>	<p>NTS of the 2014 ES to remain as submitted.</p> <p>An updated NTS of this ES Addendum 1, is additionally submitted to report on the proposed amendments sought and updated though the main ES documentation.</p>

3.3.2. Accordingly, the environmental themes scoped into this ES Addendum 1 assess and consider any potentially significant environmental issues brought about through the amendments sought to the Proposed Development through the S73 application are as follows:

- Chapter 0 – Contents and Statement of Competence;
- Chapter 1 – Introduction;
- Chapter 2 – Proposed Development & Amendments;
- Chapter 3 – EIA Assessment Methodology & Scope;
- Chapter 4 – Transport;
- Chapter 5 – Socio-Economics;
- Chapter 6- Summary; and
- Non- Technical Summary.

3.4. ES Addendum 1 – Methodology

3.4.1. The content of the technical chapters revised to assess any amendments sought through this ES Addendum 1 is based on the following:

- Review of the baseline situation through existing information, including data, reports, site surveys and desktop studies;
- Consideration of the relevant National Planning Policy Framework (NPPF, 2024) and accompanying National Planning Practice Guidance (NPPG), and the statutory extant and emerging development plan policies;
- Consideration of potential sensitive receptors;
- Identification of likely significant environmental effects and an evaluation of their duration and magnitude;
- Expert opinion;
- Modelling;
- Use of relevant technical and good practice guidance; and
- Specific consultations with appropriate bodies.

3.4.2. Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, assessments have been based on available knowledge and professional judgment.

Proposed Development Stages

3.4.1. Given the nature of the Proposed Development's the EIA focuses on the potential likely significant effects of the Proposed Development during construction and operation phases only.

3.5. Structure of Technical Chapters

3.5.1. The technical chapters submitted as part of the ES Addendum 1 seek to identify the likely significant environmental effects which were not identified at the time planning permission was granted for the Proposed Development. The information which will inform the EIA process has generally been set out in the following way:

- **Introduction** – to introduce the topic under consideration, state the purpose of undertaking the assessment and set out those aspects of the Proposed Development material to the topic assessment;
- **Assessment Approach** – to describe the method and scope of the assessment undertaken and responses to consultation in relation to method and scope in each case pertinent to the topic under consideration;
- **Baseline Conditions** – a description of the baseline conditions pertinent to the topic under consideration including baseline survey information;

- **Assessment of Likely Significant Effects** – identifying the likely effects, evaluation of those effects and assessment of their significance, considering both construction and operational and direct and indirect effects;
- **Mitigation, Enhancement and Residual Effects**– describing the mitigation strategies for the significant effects identified and noting any residual effects of the proposals;
- **Cumulative** – consideration of potential cumulative (inter-project and intra-project) effects with those of other relevant developments; and
- **Summary** – a non-technical summary of the chapter, including baseline conditions, likely significant effects, mitigation and conclusion.

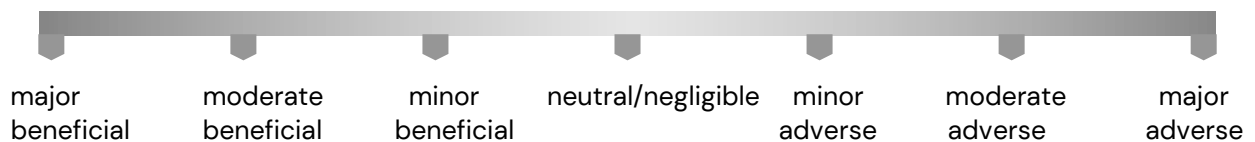
3.5.2. Figures and appendices are referenced by chapter number prefix followed by the order of appendices/ figures numbered consecutively. Figures are included in ES Addendum 1 – Volume 1, and appendices in ES Addendum 2 – Volume 2. **Chapter 0: Contents and Statement of Competence** sets out the list of figure/ appendix numbers.

3.6. Determining Significance

3.6.1. The purpose of the EIA is to identify the likely ‘significance’ of environmental effects (beneficial or adverse) arising from a Proposed Development. Each technical chapter defines discipline specific ‘likely significant effects’ by the use of pre-determined assessment criteria. Individual disciplines stipulate the specific assessment criteria used within their own technical chapters under Assessment Approach, however, in broad terms, environmental effects are described as:

- Adverse – detrimental or negative effects to an environmental resource or receptor;
- Beneficial – advantageous or positive effect to an environmental resource or receptor;
- Neutral/Negligible – a neutral effect to an environmental resource or receptor.

3.6.2. It is proposed that the significance of environmental effects (adverse, negligible/neutral or beneficial) would be described in accordance with the following 7-point scale:



3.6.3. Significance reflects the relationship between two factors:

- The magnitude or severity of an effect (i.e. the actual change taking place to the environment); and
- The sensitivity, importance or value of the resource or receptor.

3.6.4. The broad criteria for determining magnitude are set out in **Table 3.2**.

Table 3.2: Degrees of Magnitude and their Criteria

Magnitude of Effect	Criteria
High	Total loss or major/substantial alteration to elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Medium	Loss or alteration to one or more elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Low	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible / detectable, but the underlying character / composition / attributes of the baseline condition will be similar to the pre-development.
Negligible	Very little change from baseline conditions. Change not material, barely distinguishable or indistinguishable, approximating to a 'no change' situation.

3.6.5. The sensitivity of a receptor is based on the relative importance of the receptor using the scale in **Table 3.3.**

Table 3.3: Degrees of Sensitivity and their Criteria

Sensitivity	Criteria
High	The receptor / resource has little ability to absorb change without fundamentally altering its present character or is of international or national importance.
Medium	The receptor / resource has moderate capacity to absorb change without significantly altering its present character or is of high and more than local (but not national or international) importance.
Low	The receptor / resource is tolerant of change without detrimental effect, is of low or local importance.
Negligible	The receptor / resource can accommodate change without material effect, is of limited importance.

- 3.6.6. Placement within the 7-point significance scale would be derived from the interaction of the receptor’s sensitivity and the magnitude of change likely to be experienced (as above), assigned in accordance with **Table 3.4**, whereby effects assigned a rating of ‘Major’ or ‘Moderate’ would be considered as ‘Significant’ in EIA terms.
- 3.6.7. To determine the degree of significance (i.e. interaction of the receptor’s sensitivity and the magnitude of change likely to be experienced), an example of this ‘matrix’ process is indicated below in **Table 3.4**, however it should be noted that this is provided as a general guide only.

Table 2.6: Degrees of Significance

Magnitude of Change	Sensitivity of Receptor				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

- 3.6.8. The above magnitude and significance criteria are provided as a guide for specialists to categorise the significance of effects within the ES Addendum 1. Discipline-specific methodology is often used rather than generic criteria, as it is recognised that broad criteria does not always cater for particular disciplines, particularly where best practice and guidance require subtle differences. Where discipline-specific methodology has been applied that differs from the generic criteria above, this is clearly explained within the given chapter under the heading of ‘Assessment Approach’.
- 3.6.9. As can be seen from **Table 3.4** when an environmental effect is assessed as having a major or moderate degree of significance it is deemed to be ‘Significant’ These are the shaded cells in **Table 3.4**. When such a significant effect occurs consideration of mitigation solutions or enhancements to minimise the effect (which can include design alterations) will be considered. Once these mitigations and enhancements have been assessed the degree of significance may decrease to minor/moderate, minor or negligible (‘Not Significant’).
- 3.6.10. Significance of effects would be assigned both before and after mitigation where relevant (i.e. the residual effect following mitigation).

3.7. Cumulative

3.7.1. Within EIA, the EIA Regulations assess the cumulative effects of the Proposed Development which will specifically consider two types of effect:

- Intra-project Cumulative Effects: The combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant; and
- Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect.

Cumulative Effects (Inter-Project)

3.7.2. Within EIA, cumulative effects are generally considered to arise from the combination of effects from the Proposed Development and from other proposed or permitted schemes in the vicinity, acting together to generate elevated levels of effects. Examples of these kinds of effects that can be readily appreciated could include:

- Traffic generated from developments, affecting the surrounding road network; and
- Air quality effects from developments.

3.7.3. With respect to inter-project cumulative effects, the EIA Regulations state that consideration should be given to *“other existing and/or approved projects”* (Schedule 4, paragraph 5(e)) in relation to cumulative effects, i.e. schemes built or under construction or with a planning permission. This is also re-iterated in the NPPG on EIA which states *“There are occasions.....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development”* (Para 024, Revised 28/07/2017).

3.7.4. There are no legislative or policy requirements which set out how an inter-project cumulative impact assessment should be undertaken.

3.7.5. The 2014 ES considered combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect. A list of 18 schemes were identified and considered, noting that that the extent to which any developments need to be considered within each environmental discipline will inevitably vary depending on their nature, their proximity to the Site and their stage in the planning process.

3.7.6. In order to ensure this ES Addendum 1 assesses relevant schemes reflective of the current baseline conditions and relevant approved projects since the 2014 ES drafting, a review of relevant *“existing and/or approved projects”* and also other potential developments which have been subject to planning applications (generally these are major applications within 3km of the Site). The review of the cumulative schemes as part of the 2014 ES and new relevant planning applications within 3km of the Site through using Cherwell District Council planning portal is set out in **Appendix 3.1 – Cumulative Assessment**.

3.7.7. As per UK EIA Guidance², consideration has been given to the level of certainty of each development identified, in the context of the European’s EIA Guidance² definition of cumulative

² Planning Inspectorate (PINS) 2024 – Guidance. Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment.

effects and how “reasonably foreseeable” these are. For example, generally speaking it is relevant for development under construction to be considered ‘certain’, permitted applications not under constructions to be considered ‘likely’, submitted undetermined applications which are local plan allocations to be considered ‘potential’ and undetermined applications with no other status are considered ‘uncertain’.

- 3.7.8. Each ‘certain’, ‘likely’ or ‘potential’ development has then been considered whether it would, in combination with the Proposed Development, have potential to give rise to significant cumulative effects over and above those potentially as a result of the Proposed Development in isolation. ‘Uncertain’ developments are not considered as reasonably foreseeable in the context of the European’s EIA Guidance definition of cumulative effects.
- 3.7.9. Each has been considered in relation to how certain the development is in coming forward and if likely or certain, whether they may influence the baseline or have the potential for significant cumulative effects with the Proposed Development; thus, identifying what ‘other developments’ are considered appropriate to consider in any cumulative scenario within the resultant ES.
- 3.7.10. Where developments are already operational, these will be included in the baseline for the assessment and not within a separate cumulative assessment section of the individual technical ES chapter; and those which are currently under construction but likely to be completed prior to the Proposed Development (and sufficient environmental information known) will be considered as part of the future baseline.
- 3.7.11. As demonstrated in **Appendix 3.1 – Cumulative Assessment**, the following 10 schemes are identified to be considered for cumulative effects in-combination with the Proposed Development.
- Application reference: 11/01494/OUT
 - Application reference: 14/01968/F
 - Application reference: 19/01740/HYBRID
 - Application reference: 16/01268/OUT
 - Application reference: 04/02797/OUT
 - Application reference: 14/02121/OUT
 - Application reference: 21/04275/OUT
 - Application reference: 23/03365/OUT
 - Application reference: 19/00347/OUT
 - Application reference: 23/00173/OUT
- 3.7.1. These cumulative sites for consideration are visually presented at **Figure 3.1 – Cumulative Schemes**.
- 3.7.2. As noted above, the cumulative assessment seeks to identify relevant schemes to be considered, it is to be acknowledged that the extent to which schemes need to be considered within each environmental discipline will inevitably vary.

In-Combination Effects (Intra-Project)

- 3.7.3. There are no legislative or policy requirements which set out how an intra-project cumulative impact assessment should be undertaken. Within this ES Addendum 1 intra-project cumulative effects considers the combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant (referred to as “in-combination” in the Design Manual for Roads and Bridges (DMRB) Volume 11 Environmental Assessment).
- 3.7.4. In-combination effects arise where effects from one environmental element bring about changes in another environmental element. Examples of types of interactive effects may include:
- Effects of traffic on noise;
 - Effects of traffic on air quality;
 - Effects of water discharges on ecology;
 - Effects of landscaping on ecology.
 - Effects of waste on traffic; and
 - Effects of land contamination on air and water quality.
- 3.7.5. These effects are often incorporated into the general assessment of the Site and not separated out.
- 3.7.6. Only two EIA chapters (Transport and Access and Socio-Economics) has been scoped into this ES Addendum 1 and a review of the identified residual effects for each topic confirms there is no potential for significant intra- project effects between the two technical disciplines.
- 3.7.7. There will be a moderate beneficial effect in regard to operational jobs on-site, with approximately 207 gross full-time jobs could be generated. Those employed by the new operational jobs are likely to use the local road network to access the jobs. Transport effects regarding severance, fear, intimidation, driver/ pedestrian delay are identified as not significant. Therefore, no significant intra-project effects between the two technical disciplines are identified.

3.8. General Assumptions and Limitations

- 3.8.1. The principal assumptions that have been made and any limitations that have been identified in preparing this ES Addendum 1 are set out below:
- All of the principal land uses adjoining the Application Site remain as present day, except where development proposals have been granted planning consent. In those cases, it is assumed the development proposals will be implemented or would but for the development being implemented;
 - Information received from third parties is complete and up to date;
 - The design, construction and completed stages of the Proposed Development will satisfy legislative requirements; and

- Conditions will be attached to the planning permission with regards to “mitigation”, where considered necessary to make the development acceptable.

3.8.2. Each chapter also outlines any assumptions or limitations made as relevant to the specific technical disciplines.