

1. INTRODUCTION

1.1 INTRODUCTION

1.1.1 The Heyford Investments LLP (the "Applicant") is seeking to obtain full planning permission for a 297 residential dwelling development (the "Proposed Development") on land to the south-west of Camp Road, Upper Heyford, Oxfordshire (the "Application Site").

1.1.2 This Environmental Statement has been prepared to accompany a planning application for the:-

"Erection of 297 residential dwellings (Use Class C3) comprising a mix of open market and affordable housing, together with associated works including provision of new and amended vehicular and pedestrian accesses, public open space, landscaping, utilities and infrastructure, and demolition of existing built structures and site clearance works"

1.1.3 The planning application seeks detailed planning consent on all matters.

1.1.4 The Application Site is situated within the administrative area of Cherwell District Council (CDC). The location of the Application Site is shown on **Figure 1.1** and the extent of the Application Site is shown on **Figure 1.2**.

1.2 EIA REGULATIONS AND PROCEDURES

1.2.1 An Environmental Statement (ES) is a document that sets out the findings of an Environmental Impact Assessment (EIA). An EIA is a process for identifying the likely significance of environmental effects (beneficial or adverse) arising from a Proposed Development, by comparing the existing environmental conditions prior to development (the baseline) with the environmental conditions during/following the construction, operational and decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application.

1.2.2 The statutory requirements for carrying out an EIA, the contents of the ES and the procedures for determining planning applications for 'EIA Development' are set out within the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended (the "EIA Regulations").

1.2.3 Where an application is made for planning permission for EIA development the local planning authority (LPA) is not permitted under the EIA Regulations to grant planning permission unless they have first taken the relevant environmental information into consideration.

1.2.4 In order to determine if it is necessary to undertake an EIA to accompany a planning application, Regulation 5 of the EIA Regulations makes provision for an applicant to apply to a LPA for a 'Screening Opinion'; in the absence of a submitted EIA, Regulation 7 of the EIA Regulations provides for LPAs to screen a planning application on receipt if it appears to require a screening opinion.

Screening

1.2.5 The EIA Regulations require that any proposed development falling within the categories set out within Schedule 2 should be considered as 'EIA Development' where the

development is considered likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2).

1.2.6 The Proposed Development falls within Schedule 2, part 10 (b) "Infrastructure Projects" comprising "Urban development projects". The relevant thresholds for likely significant effects for this category are **"(ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares."**

1.2.7 The National Planning Practice Guidance (NPPG) Environmental Impact Assessment, provides additional guidance as to the need or otherwise for requiring an EIA to be undertaken. With regards to Schedule 2, part 10 (b), the NPPG states:-

"Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Sites which have not previously been intensively developed:

(i) area of the scheme is more than 5 hectares; or

(ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or

(iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)."

1.2.8 Further, the NPPG provides advice on the key issues to consider, stating:-

"Physical scale of such developments, potential increase in traffic, emissions and noise."

1.2.9 Given that the Application Site exceeds the EIA Regulations screening thresholds the Applicant has elected to undertake a voluntary EIA.

1.2.10 Accordingly, the Proposed Development will be considered as EIA Development and this ES is submitted to accompany the planning application.

Scoping

1.2.11 In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not statutorily require, an Applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. However, with regards this planning application no formal scoping request was made. Details of the scope of assessment with regards the Proposed Development are set out in **Chapter 2: Assessment Scope and Methodology**.

1.3 STRUCTURE OF ENVIRONMENTAL STATEMENT

1.3.1 This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the 'technical chapters'), which are supported with figures and technical appendices where appropriate.

1.3.2 This ES is structured as follows:

- **Environmental Statement: Main Report** - Comprises the main volume of the ES, including 'general chapters' that describe the EIA context, provide a description of the Application Site and Proposed Development, and set out the scope of the ES, followed by the 'technical chapters' for each environmental theme with the associated figures and appendices and concluding with a summary.
- **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate or to avoid adverse effects of the Proposed Development.

1.3.3 The content of the ES Main Report comprises:

- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 The Application Site
- Chapter 4 The Proposed Development and Alternatives Considered
- Chapter 5 Socio Economic
- Chapter 6 Transport and Access
- Chapter 7 Noise and Vibration
- Chapter 8 Air Quality
- Chapter 9 Water Resources and Flood Risk
- Chapter 10 Ground Conditions
- Chapter 11 Landscape and Visual Amenity
- Chapter 12 Ecology and Nature Conservation
- Chapter 13 Archaeology and Cultural Heritage
- Chapter 14 Summary and Conclusions
- Chapter 15 Glossary and Acronyms

1.3.4 For continuity, the figures and appendices are arranged and presented using the same reference numbers as the chapters as a means of providing supportive background and technical information.

The EIA Consultant Team

1.3.5 The ES has been coordinated and managed by Pegasus Group Limited. The consultants who have contributed to the preparation of this ES are referenced in the project directory at the front of this document.

1.4 OTHER DOCUMENTS

1.4.1 A number of other documents have been submitted to CBC as part of, and accompanying, the planning application. These are set out in the covering letter to the planning application.

1.5 ENVIRONMENTAL STATEMENT AVAILABILITY AND COMMENTS

Availability

1.5.1 This ES should be made available by CDC for public viewing during normal office hours. For details of where they can be viewed and the times they are available will be available from the Council's Planning Department, who can be contacted by:

- Telephone: (01295) 227006
- Email: planning@cherwell-dc.gov.uk

1.5.2 The ES and planning application documents may also be available via CDC's website once the planning application has been registered:

- Website: <http://www.cherwell.gov.uk/index.cfm?articleid=8938>

1.5.3 Alternatively, the ES may be purchased, the costs for which are set out below:

- Main Report - £75
- Non-Technical Summary (NTS) - Free of charge
- Digital copies of the above documents on a CD - £10

1.5.4 For copies of any of the above please contact Pegasus Group (quoting reference CIR.D.0358) at the following address:

Pegasus Group Limited
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
Gloucestershire
GL7 1RT

Tel: 01285 641717
Fax: 01285 642348

Email: Cirencester@pegasuspg.co.uk

Contact: Paul Burrell

Comments

1.5.5 Comments on the planning application should be forwarded to the CDC's Planning Department located at:

Planning Department
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Telephone: (01295) 227001

Email: planning@cherwell-dc.gov.uk

Website: <http://www.cherwell.gov.uk/index.cfm?articleid=8938>