



ENVIRONMENTAL STATEMENT ADDENDUM

PLOT SGR1, BICESTER

OCTOBER 2018

Quod

Ingeni Building | 17 Broadwick Street, London, W1F 0DE

Contents

1	Introduction	1
2	Description of Development	2
3	Review of Assessment Findings	5
4	Summary and Conclusions	7

Appendix 7.2: Archaeological Desk-Based Assessment

Appendix 9.1: Transport Assessment

Appendix 9.2: Travel Plan

Volume 2 - Landscape and Visual Impact Assessment (May 2018)

Updated Non-Technical Summary

1 Introduction

- 1.1 This document provides an Environmental Statement (ES) Addendum in respect of the ES which accompanied an outline planning application (Ref. 18/00484/OUT) in March 2018 (the 'March 2018 ES'). The planning application was submitted by SGR (Bicester 1) Limited (the 'Applicant') on Land North and Adjoining Home Farm Banbury Road B4100, Caversfield.
- 1.2 The purpose of the ES Addendum is to describe amendments to the outline planning application submitted in March 2018 (the 'Submitted Scheme') and explain how these amend the March 2018 ES.
- 1.3 The ES Addendum is submitted by the Applicant voluntarily as "any other information" under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) and must therefore be treated in the same way as information required by the local planning authority.

Approach to the Review of Assessment of Changes

- 1.4 This ES Addendum reviews the proposed amendments to the Submitted Scheme and sets out changes to the March 2018 ES. The approach to preparation of the ES Addendum has involved:
 - Review of baseline conditions, legislation, policy and guidance since March 2018 ES (Section 1);
 - Review of the proposed amendments to the Submitted Scheme (Section 2); and
 - Assessment of whether the environmental effects described in the March 2018 ES remain valid for decision making in light of the proposed amendments (Section 3);
 - Review of committed developments considered within cumulative assessment (Section 1); and
 - Update to the March 2018 Non-Technical Summary to reflect the Amendments.

Baseline, Legislation, Policy and Guidance Review

- 1.5 Baseline studies were undertaken in 2017 and 2018 and there have been no material changes to circumstances at the Site since this time. As such, the baseline studies are considered to remain valid.
- 1.6 A review of relevant legislation, policy and guidance across the topics has been undertaken and it is considered that there are no significant changes to legislation or policy that would change the findings of the March 2018 ES.
- 1.7 The revised National Planning Policy Framework (NPPF) was released in July 2018 and an amendment to the EIA Regulations came into force on 1st October 2018. The changes are not considered to materially affect the findings of the March 2018.

Cumulative Scheme Review

- 1.8 Cumulative effects were assessed within Chapter 8 of the March 2018 ES. A review of planning applications submitted and approved since March 2018 has been undertaken to establish if other cumulative schemes have come forward since this submission of the planning application. Following a data search of the Cherwell District Council (CDC) planning portal using the search criteria identified in Chapter 8 of the March 2018 ES, no new relevant cumulative schemes were identified.
- 1.9 The proposed amendments to the Submitted Scheme do not alter the findings of the cumulative assessment. The March 2018 ES remains valid with regard to cumulative effects.

2 Description of Development

Submitted Scheme

2.1 The planning application (the 'Submitted Scheme') was defined as:

"Outline planning permission with all matters reserved (excluding access) for up to 75 homes, pedestrian and cycle routes, creation of new access point from Charlotte Avenue, provision of open space, play space, orchard, allotments, parking and associated works."

Proposed Amendments

2.2 The Applicant is seeking to amend the Submitted Scheme as follows:

- Revision of the Site boundary to incorporate access to Home Farm and provide access from Banbury Road (B4100);
- Relocation of the Local Equipped Area for Play (LEAP) from the northern corner to the southern corner of the Site. This would provide better integration and approximately 500m² of a combined Local Area for Play (LAP) and LEAP, with a 20m offset to the nearest habitable rooms;
- Substitution of proposed orchard planting along the north-eastern Site boundary with informal native tree planting. This planting would still allow for a view corridor to the church;
- Relocation of trees from the northern to the southern edge of the central residential avenue;
- Revised indicative location of the Sustainable Urban Drainage (SuDS) basin, relocating it partially to the north-east. However, its size would remain unchanged; and
- Inclusion of provision for potential future pedestrian and cycle connections to adjacent links to the west.

2.3 All other aspects of the Submitted Scheme remain valid.

2.4 Updated Parameter Plans 011 and 012 (as provided in Chapter 5: Description of Development) are provided overleaf.

Figure 2.1: Revised Figure 5.1 – Parameter Plan 011: Land Use (with Amendments)

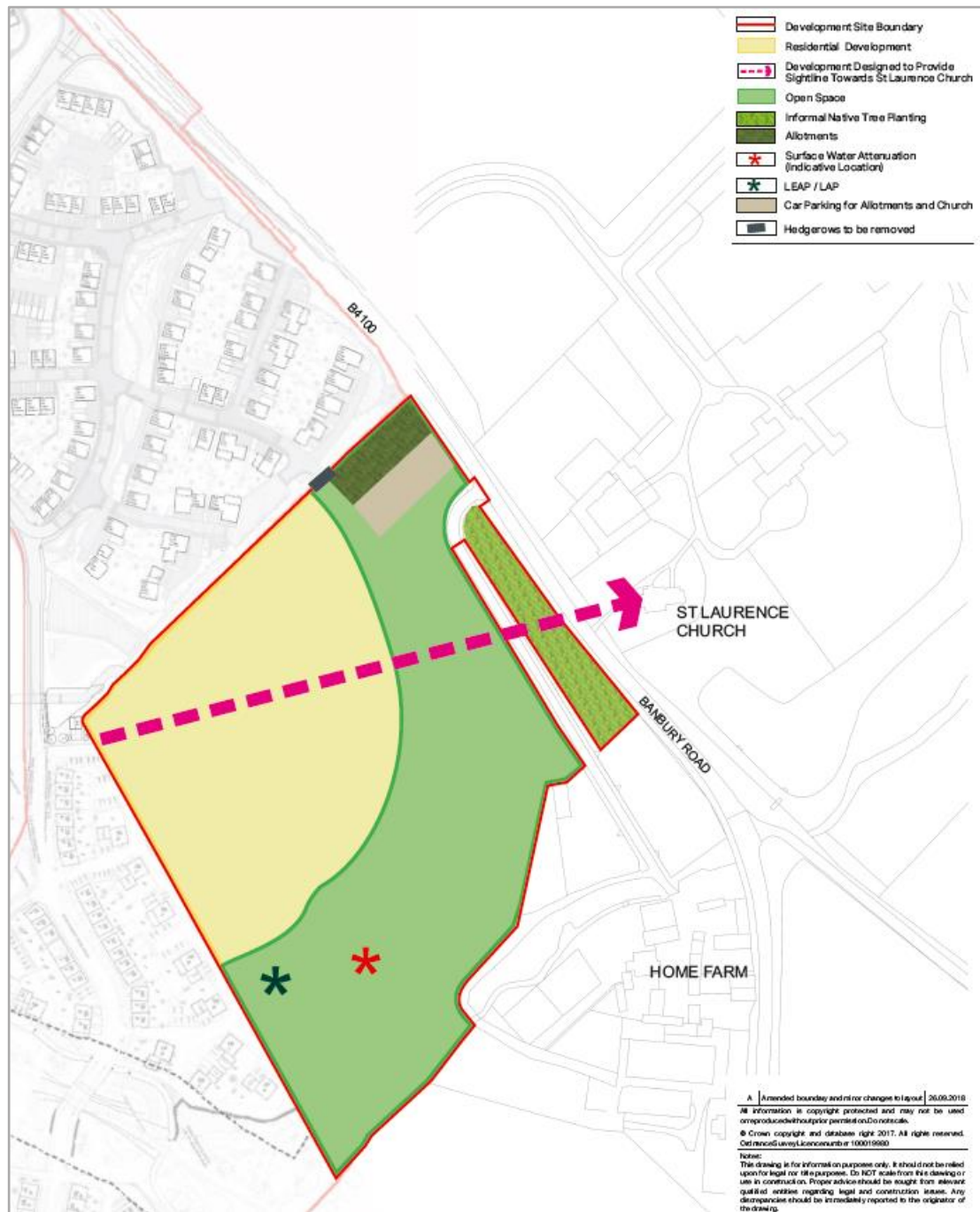
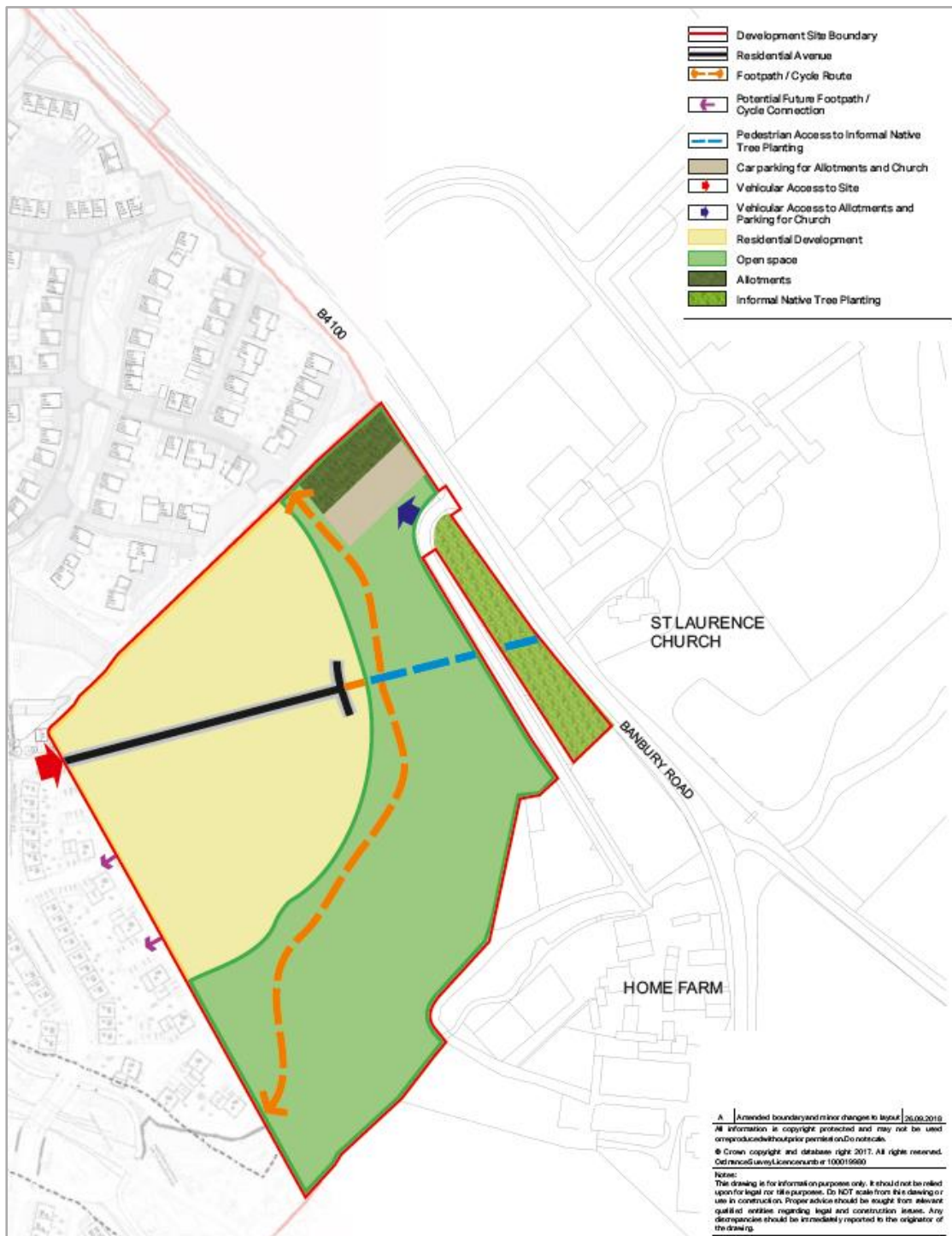


Figure 2.2: Revised Figure 5.2 – Parameter Plan 012: Access and Movement (with Amendments)



3 Review of Assessment Findings

Transport

- 3.1 The change in Site access has no material effect on the conclusions within the March 2018 ES. The inclusion of potential future pedestrian and cycle connections to adjacent links to the west of the Site and emerging adjacent developments would increase the permeability of the Site and pedestrian connectivity to the wider Eco-Town. However, this is not considered to be significant in EIA terms and the results and conclusions of the transport assessment as presented within the March 2018 ES remain valid. No other amendments are considered to have any implications on the findings of the Transport Assessment (TA) as presented within the March 2018 ES.
- 3.2 The TA (Appendix 9.1 of the March 2018 ES) has been updated to respond to concerns raised by Oxfordshire County Council as the highways authority. The Travel Plan (Appendix 9.2 of the March 2018 ES) has also been updated to demonstrate how the design of the Development will encourage sustainable travel choices by future residents. These are provided as **Appendices 9.1 and 9.2** and replace those of the March 2018 ES.
- 3.3 The most significant revision to the TA is in relation to Section 5.6 and Tables 5.14, 5.17 and 5.19, with recalculation providing a more balanced view of the predicted directions of vehicle trips than previously assessed with less of a percentage of vehicle movements heading south and a slightly greater likelihood to travel west. The total number of vehicles entering and leaving the Site remains unchanged.
- 3.4 These adjustments do not materially affect the ES chapter or the mitigation measures. As such no changes are proposed and the findings of the March 2018 ES remains valid.

Cultural Heritage

- 3.5 The amendments relocate trees from the northern to the southern edge of the central residential avenue and substitute proposed orchard planting along the north-eastern Site boundary with informal native tree. The amendments therefore seek to increase the viewing corridor to the Grade II* Church of St Laurence in close proximity to the north-eastern Site boundary.
- 3.6 Overall, the proposed amendments are not considered to materially affect the findings of the March 2018 ES.

Landscape and Visual Impacts

- 3.7 Of the proposed Amendments, only substitution of proposed orchard planting with native tree planting along the north-eastern Site boundary is relevant to the assessment of landscape and visual impacts. This would have a beneficial effect on the vista to the listed Church of St. Laurence whilst also be in keeping with the rural setting of the area.
- 3.8 Following comments received from the Council's landscape officer, an amended Landscape and Visual Impact Assessment (LVIA) (Volume 2 of the Submitted ES) was provided to CDC in May 2018 for further comment. This incorporated an assessment of the visual effects at the construction stage (Year 1) and following establishment of the landscape (Year 15), when the associated visual benefits of any planting would be apparent.
- 3.9 It is not considered that the submitted revisions to the LVIA or the Amendments would give rise to any new or materially different impacts on the assessment of landscape character or visual amenity assessment within the EIA and, as such, the results and conclusions of the LVIA as presented within the March 2018 ES remain valid.

Further Information

Cultural Heritage

- 3.10 Following submission of the March 2018 ES, an Archaeological Written Scheme of Investigation (WSI) was prepared in 2018 in consultation and agreement with OCC, who provide archaeological advice on behalf of CDC, in respect of the Site. This set out the methodology for an archaeological evaluation in order to assess the presence or absence of archaeological remains and attempt to define their extent, nature, quality, date and character. Agreement to proceed was granted and a programme of archaeological trial trenching was carried out, comprising the excavation of sixteen 30m x 1.8m trenches and four 15m x 1.8m trenches across the Site between July and September 2018.
- 3.11 The WSI and trenching report is summarised for completeness and provided as further information within Appendix 4 of the new Archaeological Desk-Based Assessment (**Appendix 7.2**).
- 3.12 The trial trenching determined that the visible earthwork features do not relate to Medieval settlement and was likely caused by modern disturbance therefore the earthworks were not archaeological features. No prehistoric features were identified.
- 3.13 The evaluation did uncover a low density of Medieval features along the easternmost part of the Site. These trenches were located adjacent to the B4100 and lay opposite the Church of St. Laurence which dates to at least the 10th to 11th century. Two Medieval ditches are within circa 10m of the B4100 to the west. This road runs directly to the west of the church and is likely to be a Medieval road. On the balance of the evidence, the Site was outside of the settlement activity to the east of the B4100. It would have been part of the immediate hinterland of the settlement probably associated with paddocks and agricultural land.
- 3.14 Overall, these findings are not considered to materially affect the findings of the March 2018 ES.

4 Summary and Conclusions

- 4.1 Following a detailed review of baseline conditions, assessment methodologies, and the effects and mitigation reported in the March 2018 ES, the proposed Amendments, are not materially considered to materially alter the assessments and conclusions presented within the March 2018 ES. The likely significant effects and mitigation measures set out in the March 2018 ES therefore remain valid for decision making. No other topics are considered to have become relevant as a result of the Amendments.