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**To:** ["Andrew Lewis"](#)  
**Cc:** [Darryl J Rogers](#); [Paul Burrell](#); [Gavin Angell](#); [Simon Fry](#)  
**Subject:** P16-0631 Heyford Masterplan Application  
**Date:** 04 September 2017 14:17:59  
**Attachments:** [Heyford Masterplan Scoping Aug 17.pdf](#)  
[P16-0631\\_36 Cumulative Sites.pdf](#)

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Dear Andrew

As you are aware considerable work has been undertaken developing a Masterplan for the Villages 5 Area and the surrounding area. This draft masterplan has been presented and consulted upon with many of the statutory consultees and we are currently undertaking the technical assessments which will accompany the EIA for this hybrid planning application.

As Paul Burrell, had discussed with you at the start of August due to this comprehensive pre-planning consultation it was not our intention to submit a formal Scoping Request against the 2017 EIA Regulations. Instead an informal one has been drafted that outlines the proposed structure of the Environmental Statement (ES) and seeks Cherwell District Council's opinion on the sites which should be considered cumulatively within this ES. The attached informal Scoping Request outlines 8 sites that the Applicant is proposing should be considered cumulatively. This list includes the 4 sites that have been requested by OCC transport team and a further 4 sites that link to applications within the RAF Heyford Site or within the Policy Villages 5 Area.

The applicant is requesting that the two active planning applications for SBS are not considered cumulatively as if this Masterplan Application were to be granted planning consent neither of these two applications would be progressed.

Due to the timelines that we working on to submit this planning application, I request that CDC consider this informal Scoping Request and provide a response by the 12<sup>th</sup> September 2017.

As well as the informal Scoping Response, I have attached a plan that shows the locations on the 8 cumulative sites in relation to the Application Site, as this may be of assistance to you. If you have any questions, please do not hesitate to contact me.

I also request that due to the fact I shall be on annual leave for 2 weeks from the 11<sup>th</sup> September, CDC's response also be emailed to Darryl Rodgers and Paul Burrell at Pegasus (cc'ed to this email) so that the technical assessments can be completed with the agreed cumulative sites.

Kind Regards,

**Isobel Hollands**

Principal Environmental Planner

**Pegasus Group**

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**HEYFORD MASTERPLAN, LAND ON AND  
AROUND THE FORMER RAF BASE AT UPPER  
HEYFORD, OXFORDSHIRE**

**ENVIRONMENTAL IMPACT  
ASSESSMENT SCOPING REPORT**

**ON BEHALF OF DORCHESTER LIVING LIMITED**

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### 1. INTRODUCTION

- 1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of Dorchester Living Ltd (the "Applicant") in respect of the proposed Heyford Masterplan, on land on and surrounding the Former RAF Heyford Airbase at upper Heyford, Oxfordshire (the "Application Site") which is proposed for a mixed used development of residential, new employment space, a new 1.5fe primary school and a 2fe extension to the existing secondary school, retail, healthcare facilities, residential care facilities, nursery space, sports facilities (both pitches and covered space), Public Open Space and associated infrastructure (the "Proposed Development"). The Application Site is situated within the administrative boundary of Cherwell District Council (CDC). The location and extent of the Application Site are shown on a figure provided at **Appendix A**.
- 1.2 This Scoping Report has been prepared to identify the likely significant environmental effects of the Proposed Development which will need to be assessed in detail in the EIA and reported within the Environmental Statement (ES), which will accompany the planning application.
- 1.3 As you are aware over the last few months considerable pre-planning consultation has taken place with statutory consultees to development the proposed Masterplan. This Scoping Request is therefore not an official request and instead should be considered as a briefing paper for the Planning Department at Cherwell District Council. However, upon review of the enclosed information the applicant would be grateful for any further advice or comments that CDC are willing to provide.
- 1.4 We are therefore requesting that Cherwell District Council undertake a Scoping exercise for the following Description of Development.

*"A hybrid application for the demolition of approximately 88 buildings and structures across the Application Site with subsequent outline planning consent for up to 1,111 new dwellings (Class C3), up to 60 close care dwellings, up to 929m<sup>2</sup> of retail floor space (Class A1), a new medical centre of up to 670m<sup>2</sup> (Class D1), 36,154m<sup>2</sup> of new employment buildings; a new school of up to 2.2ha (Class D1), a new indoor sports building (Class D2), an observation sky tower up to 30m in height with ancillary visitor and restaurant accommodation (Class D1/A1/A3) and a Combined Heat and Power Plant (CHP).*

*The application also seeks consent for the change of use of the following buildings. Building 370 for office (Class B1a); Buildings 3036-3042 for employment use (Class B1b/c, B2, B8); Buildings 3052-3055 for employment use (Class B1b/c, B2, B8); Buildings 2010,3008,3009 for filming and heritage activities (Sui Generis/Class D1); Buildings 357,*

2004 and 2005 for education use (Class D1); Buildings 366, 1368, 1443 and 2006-2009 (Class D1/D2) and Building 340 (Class D1, D2/A3) for a Heritage Visitor Destination Area. It also seeks consent for the change of use of 24.5ha of hardstanding for car processing (Sui Generis) and change of use of 80.99ha for filming activities (Sui Generis); additional facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1); creation of areas of Open Space, Public Park and other green infrastructure and the Continuation of Use of Buildings already benefiting from planning permission via the Lead Appeal Planning Application.

Detailed planning consent will also be sought for the construction of the vehicle access and highway improvements along Chilgrove Drive and its junction with Camp Road (west and south), the unnamed road (east) to the B4030, and the associated pedestrian/bridleway and other associated works."

#### **Screening Requests**

- 1.5 No screening request has been made to Cherwell District Council. The size and scale of the proposed development exceeds all three thresholds outlined within Schedule 2 10 (b) of the Town and Country Planning (Environmental Impact) Regulations 2017. It has therefore been determined by the applicant, under advice from its planning agent, Pegasus Planning Group, that the Heyford Masterplan application will require an Environmental Impact Assessment.

#### **Requirements of an Environmental Statement**

- 1.6 EIA is a process for identifying the likely significant environmental effects (beneficial and adverse) of proposed developments before development consent is granted.
- 1.7 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that any proposed development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, is required to be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 2(c(b))).
- 1.8 The Proposed Development exceeds all three thresholds outlined within Schedule 2 Section 10 (b). The area of the Application Site is greater than the threshold of development area of 'exceeding 5ha' and '1 hectare of urban development which is not dwellinghouse development'. It is also more than the threshold as it is

proposed the development will be approximately 1,111 dwellings and therefore also above the 1,000 dwellings criteria defined by the Planning Policy Guidance.

- 1.9 The EIA process identifies likely 'significant' environmental effects of proposed developments, by comparing the existing situation, that which pertains before development is carried out (baseline) with the situation once the proposals are in place. The significance of effects during construction should also be considered. Information required to be included within an ES in accordance with Schedule 4 of the EIA Regulations is described in **Appendix B**.
- 1.10 The ES will be prepared with reference to the National Planning Practice Guidance.

### **Purpose of the Scoping Report**

- 1.11 The first stage of the EIA process is to identify the issues which should be addressed in the ES; this is termed 'scoping' and the results are presented as a Scoping Report.
- 1.12 This Scoping Report sets out the views of the Applicant, as to the proposed scope of the environmental issues to be considered in the EIA and as to the method by which assessment will be undertaken.
- 1.13 It should be remembered that just because an environmental topic is 'scoped out' of the EIA process it can still be considered in the planning application and assessment work may need to take place before the Local Planning Authority is in a position to be able to determine the application. The 'scoping out' process is to determine if the potential effect on the development is likely to be of such a significant level that it needs consideration against the EIA Regulations and therefore needs to be included within the Environmental Statement.

### **Structure of Report**

- 1.14 Section 2 of this report describes, in broad terms, the nature and derivation of the Application Site and the Proposed Development, whilst Section 3 sets out, under a series of headings, the issues which the EIA will address. Section 4 identifies the proposed structure of the ES.
- 1.15 Section 5 identifies that much of the pre-planning consultation for determining the assessments for this ES has already taken place and instead requests that Cherwell District Council considers the contents of this report.

### 2. APPLICATION SITE

#### Application Site

- 2.1 The Application Site covers an area of approximately 455.5 hectares of land at the former RAF base at Upper Heyford.
- 2.2 The application boundary wraps around the majority of the extent of the former RAF base's land take. The western edge extends as far as the B4030 just above the village of Upper Heyford. The southern boundary wraps around two agricultural fields just south of the former school site at the base when it was operated by the United States of America Airforce. The proposed development for 297 new dwellings on the former school site, is excluded from the redline. This application is currently being determined by Cherwell District Council (Ref 16/02446/F).
- 2.3 Camp Road runs through the centre of the Proposed Development and is included within the redline. Cherwell Drive/Aves Ditch forms the south-eastern boundary which then continues around the southern bombs stores (SBS) and around the full extent of the flying field to the north.
- 2.4 The nearest existing residential developments are the villages of Ardley to the east (approximately 850m); Upper Heyford to the west (approximately 40m) and the newly constructed dwellings on the former RAF Heyford Air Base. The area of the RAF Base that is regarded as the 'New Settlement Area' under the 'Lead Appeal' which was determined in 2010 and which had capacity for 1,075 dwellings is not within the proposed Masterplan redline.
- 2.5 Further development at the Upper Heyford Airbase site is laid out in the drafted CDC Local Plan, Part 1 2016- 2031, under Policy Villages 5. This policy states
- "This site will provide for settlement of approximately 1,600 dwellings (in addition to the 761 dwellings (net) already permitted) and necessary supporting infrastructure, including primary and secondary education provision and appropriate community, recreational and employment opportunities, enabling environmental improvements and the heritage interest of the site as a military base with Cold War associations to be conserved, compatible with achieving a satisfactory living environment. A comprehensive integrated approach will be expected..."*
- 2.6 A map accompanied Policy Villages 5 and shows the extent of land subject to the policy. It comprises of both Heyford Park in its entirety and adjacent greenfield land.

2.7 In summary, the quantum of development required to be developed under Policy Villages 5 comprises:

- Residential – 1,600 dwellings
- Employment – 1,500 jobs created (B1, B2 and B8); and
- Infrastructure including: Education (2.2ha for schools); Health; Open Space (e.g. sports pitches and play areas etc.); Community facilities (e.g. nursery, community hall, local centre/hotel) and access and utilities.

2.8 As can be seen in **Appendix C** the Draft Composite Parameter Plan (REV K) the proposed land uses on the wider Heyford Park site will differ from those approved within the Lead Appeal and will expand beyond the boundary of Policy Villages 5. This deviation and extension is required to enable the applicant to achieve the density of dwellings, which were approved by CDC in 2013 in the applicants Design Code.

#### **Proposed Development**

2.9 A set of development parameters will be devised and assessed as part of the EIA. At this stage the parameters will be defined by such conditions including:

- the maximum footprint of the Proposed Development;
- the maximum heights of development;
- landscaping and open space; and
- access and linkages.

2.10 It is anticipated that the Proposed Development will comprise of the following key components:

- Up to 1,111 dwellings;
- Employment Space for the creation up to 1,500 new jobs of approximately 36,154m<sup>2</sup>;
- 1.5F Primary School and a 2F Secondary School comprised of a 2.2ha new build site and extensions to Buildings 73, 74 and 583 for education;
- Open space, Children's Play Areas and landscaping;
- A Sports Park and indoor Sports building;
- Up to 60 close care dwellings;
- A new medical centre and retail units;



- Partial relocation of Paragon/BCA car storage area;
- A core visitor area for the historic centre;
- Realignment and improvements to Cherwell Drive and access off Camp Road;
- Demolition of 88 buildings (none of which are listed for historical reasons);
- Change of Use of Building 370 for office (Class B1a);
- Change of Use of Buildings 3036-3042 and 3052-3055 for storage (Class B1b/c, B2, B8);
- Change of Use of Buildings 2010, 3008 and 3009 for filming and heritage activities (sui generis/Class D1)
- Change of Use of 21.1ha of hardstanding for car processing use (sui generis);
- Change of Use of 80.99ha of Land to allow a filming area to be developed (sui generis);
- Creation of Heritage Visitor Destination Area, comprising Change of Use of Buildings 366, 1368, 1443 and 2007-2009 (Class D1/D2 use) and 340 (Class D1, D2, A1);
- Erection of observation tower up to 30m in height with ancillary visitor and restaurant accommodation (Class D1/A1/A3);
- Erection of Combined Heat and Power Plant;
- Re-opening of PRow's Portway and Aves Ditch;
- Access, parking;
- Continuation of Use of Buildings already benefiting from planning permission; and
- Supporting infrastructure and utilities.

3. SCOPE OF THE ENVIRONMENTAL IMPACT ASSESSMENT

3.1 **Table 1** sets out how the various environmental parameters, as detailed within the EIA Regulations, will be considered within the ES. Where a topic has been scoped out of the ES, the reasoning is provided.

**Table 1: Environmental Parameters**

EIA Topic	Scoped In / Out	How/Where addressed/Reason for Scoping Out
<b>Population</b>	Scoped In	The population increase from the development and the impact on the local economy will be considered within <b>Chapter 6: Transport &amp; Access</b> of the ES, the Travel Plan and <b>Chapter 5: Socio Economics</b>
<b>Human Health</b>	Scoped In	The population increase from the development and impacts on the local health service requirements will be considered in <b>Chapter 5: Socio Economics</b> and the possible health implications from construction and traffic movements through the operation of the development will be considered with <b>Chapter 12: Air Quality.</b>
<b>Biodiversity</b>	Scoped in	There is considerable recent information about the ecology the site due to ongoing survey work that has been taking place. This information, will be assessed within <b>Chapter 8: Ecology</b>  Nothing within the ecology data to date indicates that the effect of this development will cause a significant effect

		due to its cumulative impact.
<b>Land</b>	Scoped In	The alterations to the current land use for the Proposed Development will be considered in the relevant environmental assessments.
<b>Soil</b>	Scoped In	The Geology and Ground Conditions of the site will be assessed in <b>Chapter 11: Ground Conditions</b>
<b>Water</b>	Scoped In	The ground water runoff and flood risk potential of this development will be assessed in <b>Chapter: 10: Hydrology</b> and will be supported by an accompanying Flood Risk Assessment.
<b>Air</b>	Scoped In	There will be an increase in traffic in the local area due to the increase in population from construction of these new homes. This will be assessed in <b>Chapter 12: Air Quality.</b>
<b>Climate</b>	Scoped out	To be assessed within standalone Sustainability Report which will accompany the application.
<b>Material Assets</b>	Scoped In	It is proposed that there will be 88 buildings demolished on site (none Listed of SM) for this proposal. The effects of this demolition will be assessed in <b>Chapter 7: Landscape &amp; Visual</b> and in <b>Chapter 9: Cultural Heritage</b> to determine the effect of this alteration to the material assets on site.

<p><b>Cultural Heritage, including Architectural and Archaeological</b></p>	<p>Scoped In</p>	<p>The impacts on the cultural heritage of the Site and surrounding area will be considered within Chapter 9: Cultural Heritage of the ES.</p>
<p><b>Landscape</b></p>	<p>Scoped In</p>	<p>To be assessed in <b>Chapter 7: Landscape and Visual Impact</b> of the Environmental Statement.</p>
<p><b>Interrelationship between above factors</b></p>	<p>Scoped In</p>	<p>The cumulative and interrelationship impacts of each environmental assessment will be considered within the Environmental Statement.</p>

3.2 The issues set out below are considered appropriate for assessment in an ES in the event this is found to be necessary. It is considered that the Proposed Development may have the potential to give rise to significant environmental effects in these areas:

- Socio-Economic;
- Transport and Access;
- Landscape and Visual;
- Ecology;
- Cultural Heritage;
- Hydrology and Flood Risk;
- Ground Conditions;
- Air Quality;
- Noise and
- Cumulative Impact on these environmental topics.

3.3 It is proposed that the ES will examine these issues. The chapters will consider, as appropriate, the direct effects and any indirect, secondary, cumulative, transboundary, short, medium, long-term, permanent and temporary, positive and

negative effects of the development. The assessments will consider the significance of the effects identified with reference to the magnitude of the impact and the sensitivity of the receptor. These evaluations will be specific to the environmental discipline in the Environmental Statement and may involve the use of recognised standards, industry guidance and professional judgement in the assessment.

- 3.4 Following the assessment of effects, mitigation measures to reduce and avoid these effects will be identified and detailed, and any residual effects significance evaluated in each chapter.
- 3.5 Due to the comprehensive pre-planning consultation that has already taken place, and is on-going for this Masterplan, the scopes of works for each technical assessment is not being outlined in this report. Instead a more focused approach has been adopted that instead asks CDC to advise on elements of the Environmental Statement that still require guidance.

#### **Cumulative and In-combination Effects**

- 3.6 Within each specific ES technical chapter the cumulative effects of schemes will be considered. As required under the EIA Regulations the effect will be considered as follows:
- i. The combined effect of individual effects, and
  - ii. The combined effects of surrounding/adjoining development schemes which may, on an individual basis be insignificant but, cumulatively, have a greater effect. This will be conducted principally with reference to approved development in the surrounding area.
- 3.7 Through consultation with OCC Highways Team a list of four developments within the wider vicinity have been modelled to determine the possible cumulative impact of the Proposed Development in combination with these other developments.
- 3.8 In addition to this the applicant is proposing that a further four schemes are considered in the cumulative assessment. The further four schemes that are proposed are Village Centre North, Pye Homes and Land south-west of Camp Road and Parcel 15 within the Policy Villages 5 allocation area. Parcel 15 is located directly to the north of the Pye Homes development.
- 3.9 These four developments are all excluded from the application red line, but are within the allocation of Policy Villages 5. Therefore, these four developments will (if approved) form part of the 1,600 new dwellings.

Site	Nature of Development/Planning Status
<p>Village Centre North, Heyford</p>	<p><b>17/00895/F – Detailed planning sought – awaiting approval</b></p> <p>Comprises of the demolition of 2 buildings and the partial demolition of a 3<sup>rd</sup>. 2 x 4 storey buildings to the north of Camp Road and a further 1x 4 storey building to the south of Camp Road. These buildings will house 511m<sup>2</sup> convenience store, 11 A1 Units (1,186m<sup>2</sup>) and 66 residential units (28 1 bed units and 38 2 bed units)</p>
<p>Pye Homes, Upper Heyford</p>	<p><b>15/01357/F – Detailed planning sought – awaiting approval</b></p> <p>Creation of 79 new dwellings</p>
<p>Land South west of Camp Road, Heyford</p>	<p><b>16/02446/F – Detailed Planning Sought, Awaiting Approval.</b></p> <p>Comprises of 297 new dwellings, new vehicle access off Camp Road, POS and demolition of existing buildings on site.</p>
<p>Parcel 15, Heyford Park Masterplan</p>	<p>This section of land is within the Policy Villages 5 allocation and is located directly north of the Pye Homes development. It has been removed from the Application Site due to landownership issues with the access into the parcel. Due to it being part of the Policy Villages 5 allocation it needs to be assessed cumulatively, although currently there is no planning application on this parcel. This parcel has the capacity to house 49 new dwellings.</p>
<p>North-west Bicester</p>	<p><b>10/01780/Hybrid – Exemplar/Elmsbury, Application 1 14/01384/OUT, Application 2 14/01641/OUT and 14/02121/OUT for Himley Village</b></p> <p>In combination, these developments will lead to 3,293 new dwellings and 35,000m<sup>2</sup> of new employment space.</p>
<p>Land at Whitelands Farm, Kingsmere</p>	<p><b>06/00967/OUT- Application Granted in June 2008</b></p> <p>Comprises of up to 1,585 new dwellings, a health village, an elderly nursing home, B1 and B2 employment space, local centre, 2 primary schools, 1 secondary school, hotel, sports pavilion, open space, link road between the A41 and Middleton Stoney Road/Howes Lane junction and associated works.</p>
<p>Network Bicester</p>	<p><b>14/01675/OUT – Refused by LPA, Appeal Lodged in December 2016 (APP/C3105/W/16/3163551)</b></p> <p>Comprises of 53,000m<sup>2</sup> of employment floor space (b1, B2 and B8), new access off Middleton Stoney</p>

Site	Nature of Development/Planning Status
	Road (B4030), 4.5ha of residential land and associated infrastructure.
<b>Bicester Gateway</b>	<b>16/02505/OUT- Planning Sought – awaiting approval</b> Comprises of 4x class A1 retail units, 1x class A3 (cafe/restaurant unit), a class D2 (gym) unit, parking access and services.

**Table 3.1: Projects to be Considered in the Cumulative Assessment**

- 3.10 In addition to these eight sites there are a further two applications that are currently active with CDC that we would like to be excluded from the cumulative assessment.
- 3.11 Both of these projects relate to an area of the Application Site called the Southern Bomb Stores (SBS), which can be found on the eastern end of the Site. To date there are two applications submitted for development on the SBS.
- 3.12 The first of these two applications was for the demolition and construction of employment buildings on the whole of the SBS. This application received objections on ecology and cultural heritage reasons. The second application was for a reduced employment scheme on SBS, with only the western part (Phase 1) being proposed to be demolished and built upon. This application still has ongoing cultural heritage objections on it.
- 3.13 As can be seen from the Draft Composite Parameter Plan (Rev K). this Phase 1 area of SBS is now proposed to be residential (approximately 400 dwellings) not employment and the western area of the SBS would form part of the filming area and therefore the bomb stores would remain in place.
- 3.14 It has therefore, been confirmed by the Applicant that if this application for the Heyford Masterplan is approved then both the submitted applications on SBS will not be progressed. However, after discussions with a QC on this matter, the Applicant has been advised that these applications should not be withdrawn at this time.

Site	Nature of Development/Planning Status
<b>Southern Bomb Stores, Heyford</b>	<b>15/00474/OUT – Submitted but awaiting approval.</b> Site clearance and then construction of employment space made up of B1A up to 8,000m <sup>2</sup> , B1B/C up to

Site	Nature of Development/Planning Status
	18,000m <sup>2</sup> , B2 up to 9,000m <sup>2</sup> and B8 up to 30,000m <sup>2</sup> . Improved vehicle access to Chilgrove Drive and associated facilities.
<b>Southern Bomb Stores (Phase 1), Heyford</b>	<b>16/02269/HYBRID- Submitted but awaiting approval.</b> Site clearance and then construction of employment space made up of B1A up to 2,650m <sup>2</sup> , B1B/C up to 10,550m <sup>2</sup> and B8 up to 9,900m <sup>2</sup> . Improved vehicle access to Chilgrove Drive and associated facilities.

**Table 3.2 Proposed Development on SBS (but excluded from cumulative assessment)**

3.15 Before progressing with the assessments necessary for the ES, the Applicant would be grateful if CDC could consider the sites listed above in relation to cumulative development and advise if CDC are in agreement or wish additional sites to be considered.



**4. STRUCTURE OF THE ENVIRONMENTAL STATEMENT**

4.1 The ES will address the requirements of Parts 1 and 2 of Schedule 4 of the EIA Regulations. The anticipated structure and content of the ES is as follows:

- Chapter 1 Introduction
- Chapter 2 Assessment Methodology
- Chapter 3 The Application Site
- Chapter 4 Proposed Development and Alternatives
- Chapter 5 Socio Economics
- Chapter 6 Transport and Access
- Chapter 7 Landscape and Visual
- Chapter 8 Ecology
- Chapter 9 Cultural Heritage
- Chapter 10 Hydrology & Flood Risk
- Chapter 11 Ground Conditions & Geology
- Chapter 12 Air Quality
- Chapter 13 Noise
- Chapter 14 Summary

4.2 Within the assessment chapter, the main structure of the information presented, although not exclusively, will be as per the following headings:

- Assessment Methodology
- Baseline Conditions
- Likely Significant Effects
- Mitigation and Enhancement
- Cumulative and In-combination Effects
- Summary of Findings

4.3 The ES will be supported by Technical Appendices, where appropriate, and a Non-Technical Summary.

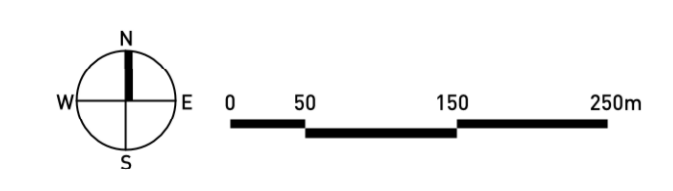
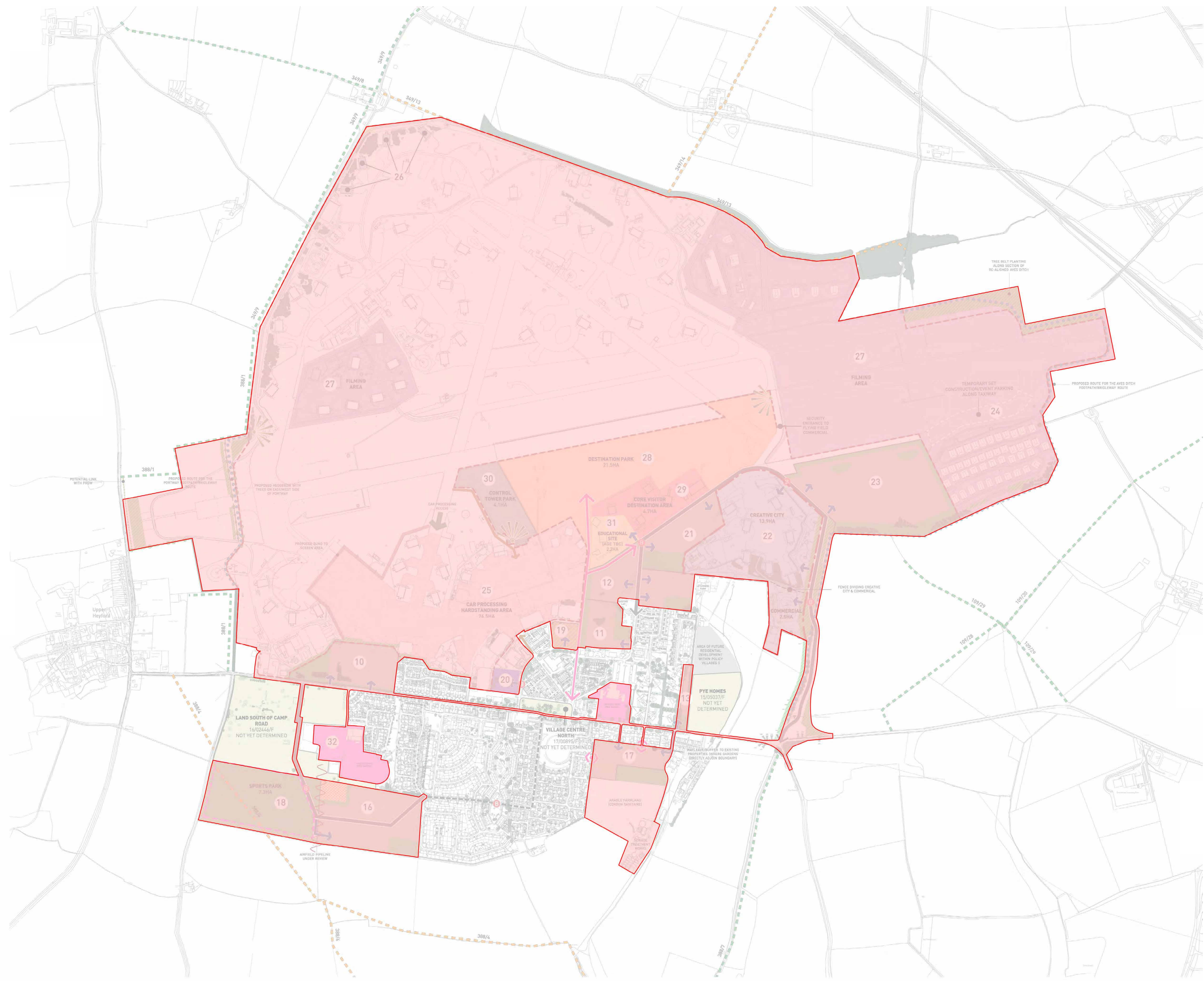
**5. STATUTORY AND OTHER CONSULTEES**

- 5.1 This Scoping Report is submitted informally to CDC but has been prepared in line with Regulation 15 of the EIA Regulations 2017.
- 5.2 Due to the fact that considerable pre-planning consultation has already taken place on the proposed Heyford Masterplan and the scope of the assessments has been discussed with statutory consultees, the applicant does not think that the Local Authority will have to invite statutory and other consultees to comment on the proposed scope and contents of the ES. Instead, we believe that a view on the requirements of the schemes to be considered within the cumulative schemes could be made within the Development Team at CDC, especially as Oxford County Council's Highways Team have already offered consultation comment on the schemes they need to be considered within the transport assessment.
- 5.3 We would therefore request that CDC offer a comment to this informal screening within 1 week of receipt of the this request.

**Appendix A**

**Application Site Location Plan**

KEY  
APPLICATION BOUNDARY (454.5HA)



# HEYFORD PARK - APPLICATION BOUNDARY



**Appendix B**

**Schedule 4 of 2017 EIA Regulations**

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved development;
- (h) the possibility of effectively reducing the impact.

## SCHEDULE 4

Regulation 18(3)

### INFORMATION FOR INCLUSION IN ENVIRONMENTAL STATEMENTS

**1. A description of the development, including in particular:**

- (a) a description of the location of the development;
- (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
- (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
- (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.

**2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.**

**3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.**

**4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.**

**5. A description of the likely significant effects of the development on the environment resulting from, inter alia:**

- (a) the construction and existence of the development, including, where relevant, demolition works;
- (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;

- (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
- (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- (g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b).

**6.** A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

**7.** A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.

**8.** A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

**9.** A non-technical summary of the information provided under paragraphs 1 to 8.

**10.** A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.

## **EXPLANATORY NOTE**

*(This note is not part of the Regulations)*

These Regulations consolidate with amendments the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011(e) (“the 2011 Regulations”) and subsequent amending instruments.

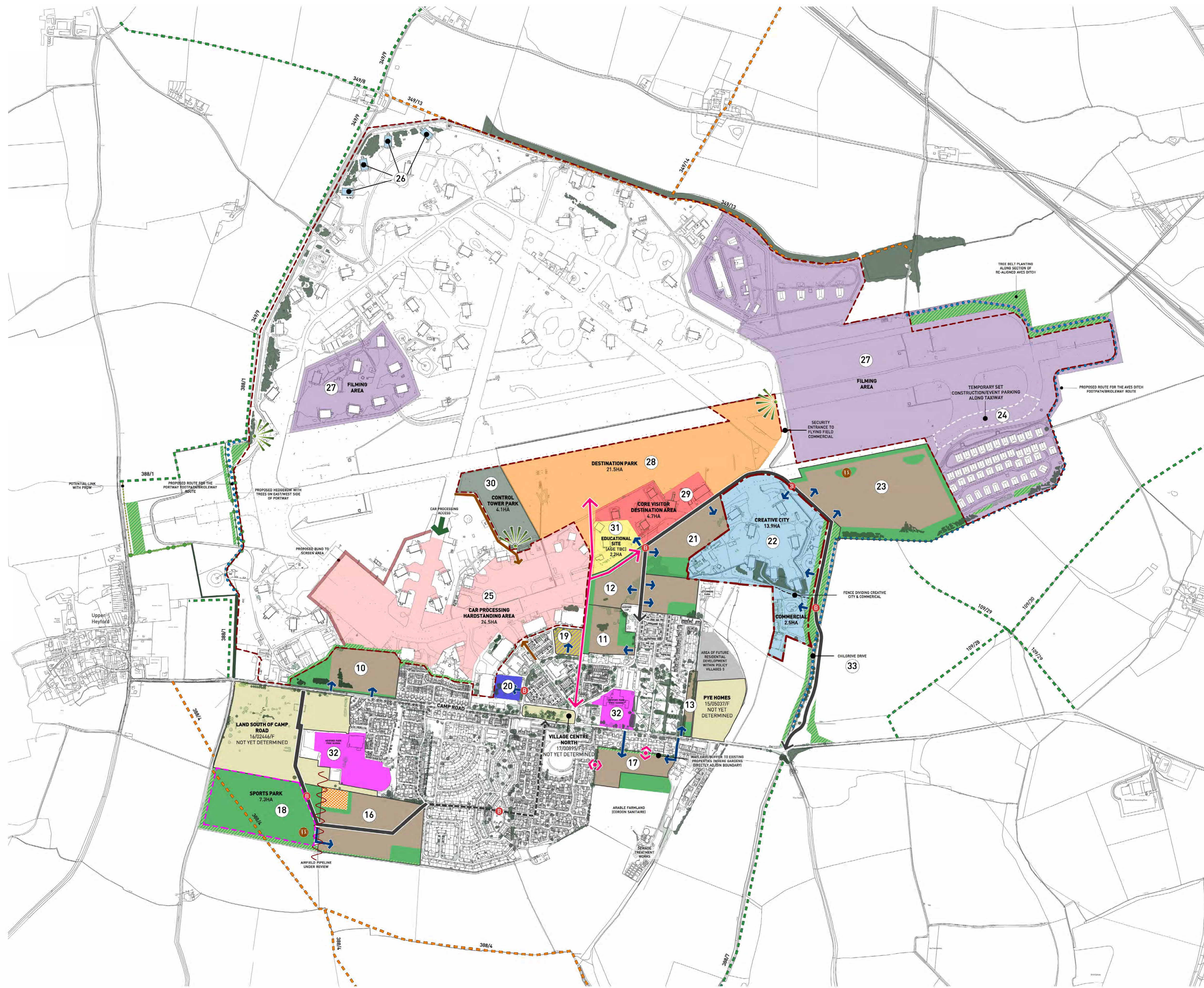
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(a) OJ No. L 206, 22.7.1992, p.7.  
 (b) OJ No. L 20, 26.1.2010, p.7.  
 (c) OJ No. L 197, 24.7.2012, p. 1.  
 (d) OJ No. L 172, 2.7.2009, p. 18.  
 (e) S.I. 2011/1824.

**Appendix C**

**Draft Composite Parameter Plan REV K**





**PROPOSALS KEY**

**LAND USE**

- EXISTING APPLICATIONS WITHIN MASTERPLAN AREA  
LAND SOUTH OF CAMP ROAD, VILLAGE CENTRE NORTH & PYE HOMES
- RESIDENTIAL
- CREATIVE CITY / COMMERCIAL
- CAR PROCESSING
- MIXED USE
- MEDICAL CENTRE & RETAIL
- DESTINATION PARK
- CORE VISITOR DESTINATION AREA
- EDUCATIONAL SITE  
AGE TBC
- FILMING ACTIVITY AREA
- HEYFORD FREE SCHOOL SITES  
TO BE EXTENDED/EXPANDED
- UP TO 60 EXTRA CARE DWELLINGS (CLASS C2/C3)  
0.9HA
- CONTROL TOWER PARK
- GREEN INFRASTRUCTURE  
INCLUDING CHILDREN'S PLAY AREAS

**GREEN INFRASTRUCTURE**

- STRATEGIC LANDSCAPE BUFFER
- SPORTS PARK
- INDOOR SPORT CHANGING FACILITIES  
0.6HA
- DRAINAGE/ATTENUATION (TBC)
- PROPOSED BUND
- VIEWPOINT ACROSS SITE
- EXISTING VEGETATION  
SUBJECT TO DETAILED TREE SURVEY  
(CLASS 'C' HATCHED GREEN)

**ACCESS & MOVEMENT**

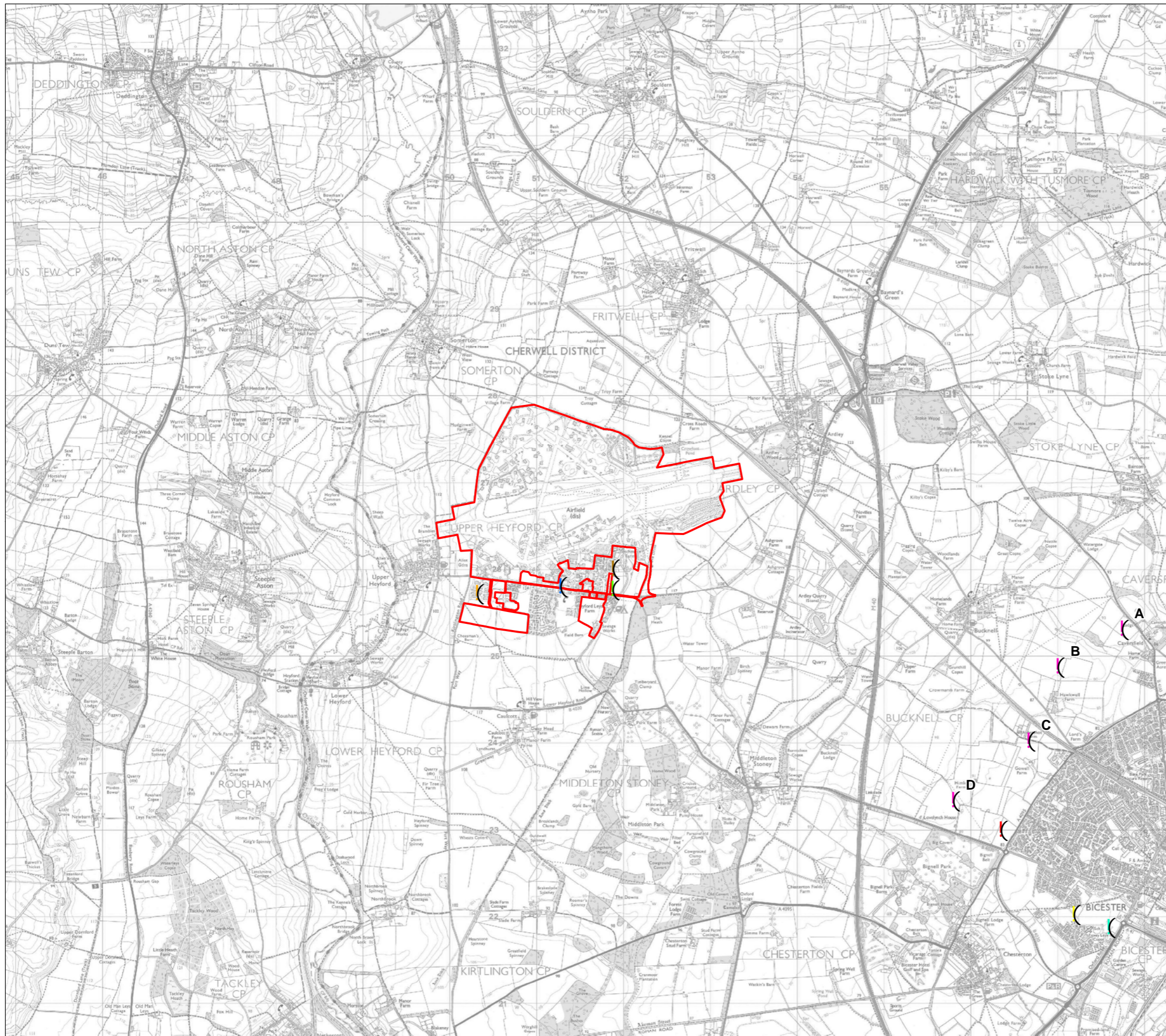
- BUS ROUTE, VEHICLE ACCESS & FOOTWAYS
- PRIMARY VEHICULAR ACCESS
- PRIMARY PEDESTRIAN ROUTES  
WHERE NOT IN ASSOCIATION WITH VEHICLE ACCESS
- PRIMARY CAR PROCESSING ACCESS
- SECONDARY COMMERCIAL ACCESS
- POTENTIAL BUS STOP LOCATIONS
- FOOTPATH/BRIDLEWAY ROUTE
- POTENTIAL LINK WITH PROW
- EXISTING FOOTPATHS
- EXISTING BRIDLEWAY

**OTHER**


- SECURITY FENCE
- DEVELOPMENT PARCELS
- 10 PARCEL NUMBER

**HEYFORD PARK - COMPOSITE PARAMETER PLAN**
















**KEY**

 Draft Site Boundary

Projects Considered in the Cumulative Assessment:

-  Village Centre North, Heyford - 17/00895/F
-  Pye Homes, Upper Heyford - 15/01357/F
-  Land South West of Camp Road, Heyford - 16/02446/F
-  Parcel 15, Heyford Park Masterplan
-  A - North West Bicester - 10/01780/Hybrid (Exemplar/Elmsbury)
-  B - North West Bicester - 14/01384/OUT (Application 1)
-  C - North West Bicester - 14/01641/OUT (Application 2)
-  D - North West Bicester - 14/02121/OUT (Himley Village)
-  Land at Whitelands Farm, Kingsmere - 06/00967/OUT
-  Network Bicester - 14/01675/OUT
-  Bicester Gateway - 16/02505/OUT

**FIGURE 2.1**  
Cumulative Plan

DRWG No: P16-0631\_36 Sheet No: - REV: -  
Date: 04/09/2017  
Scale: 1:45,000 @ A3

