

## **PREAMBLE**

P.1.1 An Environmental Statement (ES) was submitted by Dorchester Living Limited (the "Applicant") to Cherwell District Council in April 2018 accompanying a hybrid planning application for the development on land at Former RAF Upper Heyford air base and adjacent land lying to the north and south of Camp Road, Upper Heyford and centred on OX25 5HD (the "Application Site").

P.1.2 The planning application seeks outline planning permission for the new build components of the Proposed Development, and seeks detailed permission for demolition of buildings and structures, and the changes of use. The layout of Chilgrove Drive (to the east of the proposal) and all matters of landscaping, layout, scale, access and appearance of the residential, commercial/industrial, retail, medical facilities, education, heritage, community and sports facilities are to be reserved for future determination. The Planning Reference is **18/00825/Hybrid**.

P.1.3 Following the submission of the application, Cherwell District Council has undertaken a comprehensive consultation programme of the planning application and discussions have been ongoing with the Applicant. These discussions have formed the basis of the proposed amendments to the parameters of the development which were all assessed and presented to Cherwell District Council (CDC) in a Supplementary Environmental Information (SEI) in March 2020.

P.1.4 Since this time there has been a requirement to make a non-material amendment to the description of the development so that the 24m high stack linked to the energy facility within parcel 22 is no longer included. There has also been the requirements to amend the footprint of the primary school space within Parcel 31. The building height remains at up to 10.5m but will have an altered footprint. There is also an additional section at 1 storey in height to offer a cover walkway for pupils. In order to incorporate this amended school footprint and retain the required school sports provision, the boundary between parcel 31 and parcel 29 has altered slightly. Parcel 29 is the core visitor area within the application plan.

P.1.5 The application boundary and all other elements of the application and SEI/ES remain as presented in the SEI (March 2020).

P.1.6 Therefore, in this SEI (June 2020) the application description has been altered to the following:

**A hybrid planning application consisting of:**

- **demolition of buildings and structures as listed in Schedule 1;**
- **outline planning permission for up to:**
  - > **1,175 new dwellings (Class C3);**
  - > **60 close care dwellings (Class C2/C3);**
  - > **929 m2 of retail (Class A1);**
  - > **670 m2 comprising a new medical centre (Class D1);**

- > 35,175 m2 of new employment buildings, (comprising up to 6,330 m2 Class B1a, 13,635 m2 B1b/c, 9,250 m2 Class B2, and 5,960 m2 B8);
- > 2,415 m2 of new school buildings on 2.45 ha site for a new school (Class D1);
- > 925 m2 of community use buildings (Class D2); and 515 m2 of indoor sports, if provided on-site (Class D2);
- > 30m in height observation tower with zip-wire with ancillary visitor facilities of up of 100 m2 (Class D1/A1/A3);
- > 1,000 m2 energy facility/infrastructure (sui generis);
- > 2,520 m2 additional education facilities (buildings and associated external infrastructure) at Buildings 73, 74 and 583 for education use (Class D1);
- > creation of areas of Open Space, Sports Facilities, Public Park and other green infrastructure.
- the change of use of the following buildings and areas:
  - > Buildings 3036, 3037, 3038, 3039, 3040, 3041, and 3042 for employment use (Class B1b/c, B2, B8);
  - > Buildings 217, 3052, 3053, 3054, 3055, 3102, and 3136, for employment use (Class B8);
  - > Buildings 2010, and 3009 for filming and heritage activities (Sui Generis/Class D1);
  - > Buildings 2004 (Class D1);
  - > Buildings 391, 1368, 1443, 2005, 2006, 2007, 2008 and 2009 (Class D1/D2 with ancillary A1-A5 use);
  - > Building 340 (Class D1, D2, A3);
  - > 20.3ha of hardstanding for car processing (Sui Generis); and
  - > 76.6ha for filming activities, including 2.1 ha for filming set construction and event parking (Sui Generis);
- the continuation of use of areas, buildings and structures already benefiting from previous planning permissions, as specified in Schedule 2.
- associated infrastructure works, including surface water attenuation provision and upgrading Chilgrove Drive and the junction with Camp Road.

P.1.7 The Environmental Statement reported the findings of an Environmental Impact Assessment based upon a series of Parameter Plans and a project description that defined the extent and disposition of elements within the Proposed Development. The Proposed Development remains broadly in line with the revised Parameter Plans and description of development from the March 2020 SEI, but a few plans have been updated in this SEI to reflect the changes, which are outlined above, to the scheme. The changes to the Proposed Development as assessed in this June 2020 SEI are as set out on the limited revised number of Parameter Plans (Figures 4.2b, 4.3b and 4.5b). The changes that have taken place to the proposal over the two SEI's (March and June 2020) are as follows:

- Amendment of Application Red Line;
- Amendment of Building Heights within Parameter Plan;
- Expansion of areas of Public Open Space and Allotments;
- Relocation of Proposed Sports Facilities and a reduction in its area to 4.2ha. However, lighting to extend hours of use will be provided in the relocated area;
- Reduction of capacity of dwellings by 40 in Parcel 23;
- Increase the capacity of dwellings by 40 which will be spread over parcels 11, 12, 21, and a new parcel number 39;
- The 27 new dwellings that had previously been consented from the existing Phase 8 reserved matters approval (Southern part of Trident area) were within parcel 35. Parcel 35 is no longer within the application redline and these 27 consented dwellings are now proposed within a new parcel 40;
- Through the alteration of the application red line two new parcels have been created. Parcel 39 (south of Camp Road) and parcel 40 (within the Trident Area to the north of Camp Road);
- Minor changes to the red line also include the additional of land between the boundary of Letchmere Farm and Buildings 3204a on the Flying Field and the area for the Village Centre South (parcel 38) has been increased;
- An area to the south of the Trident Area (former Parcel 35) has now been consented under a separate planning permission and is therefore removed from the Parameter Plans;
- Buildings 416, 315, 359, 360A, 371 and UH40 are no longer listed for demolition;
- Demolition of Buildings 79; 133, 205, 370, 357, 385, 457, 549 and 572;
- Demolition of Buildings 132, 149, 195, 205, 370c, 85, UH41 and UH75 under Permitted Development (PD);
- Building 317 is no longer listed for demolition in Parcel 20 as it has already been demolished;

- Change of Use of Buildings 3051-3055 to B1b/c and B2 as well as the B8 change of use requested in ES 2018.
- Change of Use of Building 366 to B8 rather than the D1/D2 with ancillary A1-A5 as requested in 2018 ES;
- Change of Use of Buildings 2005 and 2006 to class D1/D2 with ancillary A1-A5 use rather than the D1 use requested in 2018 ES;
- Change of Use of Building 340 to include A1-A5, in addition to the D1/D2 and A3 use requested in 2018 ES;
- No longer request the change of use of Building 3008 to D1/Sui Generis, instead retain its current use as B8;
- Change of Use of Buildings 3009 and 2010 to heritage/filming use;
- The inclusion of up to 2.1ha for filming set construction and event parking within parcel 24 was always assessed in the 2018 ES, but is now clearly stated within the description of development;
- A specific limitation of new build floorspace in the school site of 2.4ha;
- Amendment to enable the inclusion of a Chapel within the Community Centre; and
- Removal of the 24m tall chimney stack associated within the proposed energy from waste plant in parcel 22. The energy from waste plant/CHP remains within parcel 22.
- Amend the location of the new primary school within parcel 29. The maximum building height remains at 10.5m above finished floor levels.
- Altering the boundary edges of parcels 29 and 31 so that all school sports facilities can be incorporated. The floor levels are remaining the same as previously assessed within these two parcels.

P.1.8 Again, it is important to note that although the density and capacity of certain residential parcels has been amended in the Revised Application, the overall number of new dwellings proposed across the Revised Application site area has not changed in total and remains as before at 1,175 dwellings.

P.1.9 The proposed design changes that were presented in the March 2020 SEI had the potential to affect all the technical assessments as reported in the 2018 ES. Therefore, the Supplementary Environmental Information (SEI, March 2020) contained revised technical chapters and, if required, supporting technical appendices for all technical chapters. There were also, as required, alterations to the opening four chapters of the 2018 ES. These chapters outline the Proposed Development and the scope of assessments which have been undertaken.

P.1.10 This SEI only updates two of the opening 4 ES chapters (Introduction and Proposed Development) which contain the description of development and three technical assessments (LVIA, Transport and Cultural Heritage). The rest of the SEI remains as per the March 2020 submission.