

## **1 INTRODUCTION**

### **1.1 INTRODUCTION**

1.1.1 Dorchester Living Limited (the "Applicant") is seeking planning permission for a hybrid planning application for development (the "Proposed Development") on land at the 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").

1.1.2 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 sport facilities are to be reserved for future determination.

1.1.3 An SEI was submitted to Cherwell District Council (CDC) in March 2020. The SEI considered a revised application boundary. Therefore, the detail of the location of the Application Site and the extent of the Application Site altered from the April 2018 ES. The revised plans are shown on **Figure 1.1a** and the extent of the Application Site is shown on **Figure 1.2a**. These plans do not alter with this second SEI, submitted in June 2020.

1.1.4 The purpose of this second SEI (June 2020) is to amend the description of the development so that it no longer includes a proposed 24m chimney stack as part of the Energy facility, which is proposed within Parcel 22. The Energy plant is still proposed as part of the application within Parcel 22. Prior to this energy facility being developed, it will require a specific ES to be prepared to accompany and assess the plant when the technology specifications are known.

1.1.5 In addition to the removal of the 24m chimney stack there would be an increase in the footprint on the new primary school in parcel 31. The maximum height of this school remains as per the previous assessments at 10.5m. Through this increase in school building footprint, the boundary between parcels 31 and 29 has altered slightly to allow the required sports facilities to be included. This alteration has led to an amendment of the description of development with the new school area increasing from 2.4 to 2.45ha.

1.1.6 This Supplementary Environmental Information (SEI) has been prepared to accompany the planning application described thus:

**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 building 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 to 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 73 and 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.**

1.1.7 The planning application description and accompanying Schedule 1 and Schedule 2 form part of the parameters that describe and define the Proposed Development that is subject to EIA as reported in this ES. The parameters are set out in full within **Chapter 4: The Proposed Development**.

## **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 2017 (the "EIA Regulations"), which came into force in May 2017.

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.

### **Screening**

1.2.4 In order to determine if it is necessary to undertake an EIA to accompany a planning application, Regulation 6 of the EIA Regulations makes discretionary provision for an applicant to apply to a LPA for a 'Screening Opinion'. However, Regulation 9(1)(b) makes provision for the relevant planning authority to consider applications that have not previously been subject to a Screening Opinion request under Regulation 6, but which are accompanied by environmental information referred to by the applicant as an Environmental Statement. In such a scenario, the relevant planning authority must take that environmental information into consideration in their decision for subsequent consent under Regulation 9(2).

1.2.5 Further, 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 the category of "Infrastructure Projects" under Schedule 2, paragraph 10(b). Given that the Application Site:

a) includes two scheduled monuments which fall within the definition of a 'sensitive area' set out at Regulation 2; and

b) proposes a development area in excess of 455 hectares with over 1,000 new dwellings. This proposed urban development exceeds the 1hectare guidance within the Regulations, and so the Proposed Development exceeds all three "acceptable thresholds and criteria" outlined against 10(b).

1.2.7 It was therefore determined by the Applicant that the Proposed Development comprises EIA Development under Schedule 2 of the EIA Regulations and so an EIA would be required to be undertaken, and is duly presented in this Environmental

Statement in accordance with Regulation 9(1)(b). Accordingly, no formal request for a Screening Opinion was made to Cherwell District Council.

**Scoping**

1.2.8 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.

1.2.9 Due to the lengthy pre-planning discussions that have been undertaken on this proposal over several years with the LPA, Oxfordshire County Council, and Statutory Consultees, and guided by the scope of Environmental Statements submitted for other planning applications within the former Air Base, no formal scoping exercise was undertaken to determine the Assessment Scope of Methodology for the EIA that was submitted in April 2018. The pre-planning consultation process and any agreements that were discussed and reached on methodology are discussed in specific technical chapters within the EIA.

1.2.10 There has been no formal scoping exercise undertaken for the assessments within the SEI. The amendments to the Proposed Development and the Parameter Plans have come about following Cherwell District Council issuing their Position Statement as of the 1<sup>st</sup> July 2019 to the Applicant (**Appendix 1.1**) of the 2018 ES.

1.2.11 The amended design that is considered within the March SEI aimed to respond to and resolve concerns raised within this Position Statement. It also seeks to resolve issues that were raised by statutory consultees. Often these issues have been discussed at length with the statutory consultees and the design mitigations presented within this SEI have been shared with them prior to the submission of this SEI. Where these discussions took place, they were outlined in the specific SEI chapter. If additional assessments took place their scope and methodologies were defined within the technical assessment chapters included within the March 2020 SEI.

**1.3 STRUCTURE OF SUPPLEMENTARY ENVIRONMENTAL INFORMATION**

1.3.1 This SEI (June 2020) amends only the opening ES chapters that have shown the 24m chimney stack or the school footprints as part of the description of development. The landscape and visual assessment and the heritage assessment have been updated to take into account these alterations.

1.3.2 All of the other environmental assessments that made up the SEI (March 2020) remain accurate to this revised description of development and have not been amended in this June 2020 SEI. Please reference the SEI (March 2020) technical chapters and supporting documentation when determining this planning application.

1.3.3 This SEI (June 2010) is structured as follows:

- Chapter 1 Introduction
- Chapter 2 Not Included – refer to SEI (March 2020)
- Chapter 3 Not Included – refer to SEI (March 2020)
- Chapter 4 The Proposed Development and Alternatives Considered
- Chapter 5 Not Included – refer to SEI (March 2020)
- Chapter 6 Transport & Access
- Chapter 7 Landscape and Visual Assessment
- Chapter 8 Not Included – refer to SEI (March 2020)
- Chapter 9 Cultural Heritage

## ENVIRONMENTAL STATEMENT SUPPLEMENTARY ENVIRONMENTAL INFORMATION

### 1. Introduction

- 
- Chapter 10 Not Included – refer to SEI (March 2020)
  - Chapter 11 Not Included – refer to SEI (March 2020)
  - Chapter 12 Not Included – refer to SEI (March 2020)
  - Chapter 13 Not Included – refer to SEI (March 2020)
  - Chapter 14 Summary

1.3.4 No appendices are altering from those that have already been submitted as part of the SEI (March 2020). These should be referred to when considering the Proposed Development.

1.3.5 The only figures that are altering as part of this SEI (June 2020) are:

- **Figure 4.2b Composite Parameter Plan**
- **Figure 4.3b Building Height Parameter Plan**
- **Figure 4.5b Existing and Proposed Fence Plan**
- **Figure 6.2b Pedestrian and Cycle Connections**

1.3.6 These figure numbers are referenced with a 'b' at the end of them to show the superseding path as these figures have been updated since the ES and the March 2020 SEI.

### **The EIA Consultant Team**

1.3.7 The SEI has been coordinated and managed by Pegasus Group Limited. The consultancies that have contributed to the preparation of this SEI the same as were involved in the 2018 ES and the March 2020 SEI. The Statement of Competence of these consultants can be seen at the start of the ES and the March 2020 SEI.

## 1.4 ENVIRONMENTAL STATEMENT AVAILABILITY AND COMMENTS

### **Availability**

1.4.1 Temporary changes to the publicity requirements for certain planning applications have been introduced through the Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020 to support timely decision-making, and avoid delays to development as a result of the effects of the coronavirus pandemic, while maintaining public participation in the decision-making process.

1.4.2 These temporary changes give local planning authorities (and in the case of certain applications for EIA development, applicants) greater flexibility in relation to the way they publicise the planning applications if they are not able to comply with a particular requirement because it is not reasonably practicable to do so for reasons connected to the effects of coronavirus, including restrictions on movement.

1.4.3 Under the temporary publicity arrangements, a hard copy of this SEI will not be available for viewing at the Planning Department of Cherwell District Council. Instead a copy of this SEI (June 2020) will be available for viewing on the Council's Planning pages for this application along with all of the other information.

1.4.4 To access this information the application reference number is **18/00825/Hybrid**.

- Website: [www.cherwell.gov.uk/planning](http://www.cherwell.gov.uk/planning)

**ENVIRONMENTAL STATEMENT  
SUPPLEMENTARY ENVIRONMENTAL INFORMATION**

**1. Introduction**

1.4.5 The Environmental Statement and the supporting planning application documents are still available for review at Cherwell District Council Offices.

1.4.6 Alternatively, both the SEI (2020) and the ES (2018) may be purchased, the costs for which are set out below:

- Main ES Report (2018) - £125
- Non-Technical Summary (ES NTS) - Free of charge
- Supplementary Environmental Information (SEI's) (2020)- £55
- Supplementary Environmental Information Non-Technical Summary (SEI NTS) (2020) – Free of Charge
- Digital copies of the above documents on a CD - £10

1.4.7 For copies of any of the above please contact Pegasus Group (quoting reference P16-0631) 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](mailto:Cirencester@pegasuspg.co.uk)

1.4.8 Due to limited access to the office at this time there may be a delay in sending a paper copy out. However, all endeavour will be made to respond as fast as possible on any request.

**Comments**

1.4.9 Comments on the planning application should be forwarded to the Cherwell District Council's Development Management Department located at:

Cherwell District Council  
Development Management  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Telephone: (01295) 227001  
Email: [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)  
Website: [www.cherwell.gov.uk/planning](http://www.cherwell.gov.uk/planning)

1.4.10 All comments should reference the planning application reference number. This is **18/00825/Hybrid**.

