

## **14 SUMMARY & CONCLUSION**

### **14.1 INTRODUCTION**

14.1.1 Dorchester Living Limited (the "Applicant") is seeking 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, centred on OX25 5HD (the "Application Site"). The Application Site is situated within the administrative area of Cherwell District Council (CDC).

14.1.1 This Supplementary Environmental Information (SEI June 2020) has been prepared to accompany the planning application and Environmental Statement (2018) and the SEI (March 2020). Through the amendments to the planning application sought through this SEI (June 2020) and supporting planning documents and SEI (March 2020 and ES 2018) the description of development has been altered and is now 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 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 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.**

14.1.2 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 layout, scale, access, and appearance of the residential, commercial/industrial, retail, medical facilities, education, heritage, community and sport facilities, and landscape design are to be reserved for future determination.

14.1.3 The SEI (March 2020) presents the findings of the Environmental Impact Assessment (EIA) which was undertaken alongside of, and has informed, the design for the Proposed Development. This SEI (March 2020) should be reviewed in conjunction with the ES (2018) and this second SEI (June 2020) and the supporting planning documentation that sits outside of the remit of the Environmental Impact Assessment.

14.1.4 This SEI (June 2020) seeks to alter two elements of the description of development,

- The removal of the 24m chimney stack that was located near the proposed Energy facility proposed in parcel 22.
- An increase in the area for the new school in parcel 31 from 2.4ha to 2.45ha.

14.1.5 The second element of the proposed development that is being altered in this SEI is the boundary line between parcel 31 (new school) and parcel 29 (Core Visitor Area). This boundary alteration is minor and have occurred to allow for he required play/sports facilities areas at the new primary school. The footprint of the new school has altered slightly and so more land was required for the necessary play areas. The rest of the Proposed Development and the application boundary remain as assessed in the SEI (March 2020).

## **14.2 ASSESSMENT SCOPE AND METHODOLOGY**

14.2.1 This Environmental Impact Assessment has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

14.2.2 To ensure that the Proposed Development, as it evolves with the benefit of subsequent approvals and/or reserved matters, will remain the same as that assessed within this ES, Development Parameters and accompanying Parameter Plans have been established and assessed. Together, these contain the parameters and controls defining those aspects of the Proposed Development capable of having significant environmental effects, as defined in the EIA Regulations.

14.2.3 The matters encapsulated within the Development Parameters and Parameter Plans include:

- Application boundary;
- Demolition and change of use;
- Land use;
- Quantum of development (number of dwellings/non-residential floor space);
- Building heights;
- Principal means of vehicle access;
- Public Rights of Way connectivity;
- Green Infrastructure; and
- Surface water attenuation.

14.2.4 Over many years considerable pre-planning consultation has taken place with statutory consultees during the preparation of the development parameters and the Composite Parameter Plan. As a result, it was determined that no formal EIA scoping process would take place with CDC.

14.2.5 There has been no formal scoping exercise undertaken for the assessments within the SEI (March or June 2020). 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 (**SEI (March 2020): Appendix 1.1**) and further pre-determination discussion with CDC and OCC Education Team.

14.2.6 The amended design which was presented in the March 2020 SEI aimed to respond to and resolve concerns raised within this Position Statement. It also sought to resolve issues that were raised by statutory consultees. Often these issues had been discussed at length with the statutory consultees and the design mitigations presented within the March SEI had been shared with them prior to the submission of the SEI. Where the discussions had taken 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 March SEI.

14.2.7 The altered design of the footprint of the new primary school has been requested by OCC Education Team, but never formally requested from CDC. However, to enable a

design that can be built out to a design that OCC Education Team would accept the increase in footprint of the buildings of the new school has been assessed within the Environmental Statement in this SEI (June 2020). The Parameter Plan for Building Heights was amended within the SEI, although the maximum height remains 10.5m above final ground level.

### **14.3 APPLICATION SITE AND CONTEXT**

14.3.1 The Application Site covers approximately 449 hectares of land occupying much of the c.520 hectares of the former RAF Upper Heyford Air Base (the former Air Base), yet excludes areas of completed and ongoing residential and associated development within Heyford Park or areas subject to separate planning applications. The former Air Base is approximately 5.3km north-west of Bicester, 12.9km south-east of Banbury and 1.7km south-west of junction 10 at the M40, in Oxfordshire.

14.3.2 The former Air Base was owned by the Ministry of Defence but was leased by the United States Air Force (USAF) , and is now in the control of the Applicant. The former Air Base is designated as the RAF Upper Heyford Conservation Area, and the southwest corner of the Application Site falls within the Rousham (including Upper and Lower Heyford) Conservation Area.

14.3.3 The Application Site is located largely to the north of Camp Road, but also includes other parcels of land to the south of Camp Road that have been allocated for development under Policy Villages 5 of the CDC Local Plan.

14.3.4 Camp Road provides access to Upper Heyford and via the B430 to Middleton Stoney, Bicester, Ardley and Junction 10 of the M40. In turn, Junction 10 of the M40 motorway provides access to Banbury, Birmingham, Bicester, Oxford and London. Approximately 1.6km south-west of the Application Site is Ardley Energy Recovery Facility (ERF) which takes municipal waste from Oxfordshire.

14.3.5 The majority of the Application Site boundary follows that of the former Air Base boundary which is marked by barbed-wire topped chain link security fences for much of its length, beyond which lies open countryside to the north, east, and west; the southern boundary in part lies adjacent to open countryside, former Air Base structures, or new-build residential development within Heyford Park.

14.3.6 The landscape that surrounds the Application Site is predominantly rural land within agricultural use, interspersed with villages including Fritwell 1.4km to the north, Ardley with Fewcott 0.7km to the northeast, Middleton Stoney 2.2km to the southeast, Caulcott 0.8km to the south, Lower Heyford 1.1km to the southwest, Steeple Aston 2.1km to the west, Middle Aston 2.2km to the west, North Aston 2.7km to the northwest and Somerton 0.9km to the northwest.

### **14.4 THE PROPOSED DEVELOPMENT**

14.4.1 This SEI (June 2020) has amended the description of development so that the 24m high chimney stack within parcel 22 no longer forms part of the Proposed Development. It has also altered the boundary line of parcels 29 and 31 so an amended location of the footprint of the new primary school can be accommodated. The height of the new school remains as a maximum of 10.5m above the final ground level of the Site.

14.4.2 These alterations were considered in the landscape and visual chapter and the cultural heritage chapter.

### **14.5 LANDSCAPE AND VISUAL**

14.5.1 The proposed minor changes have been subject to review in accordance with the LVIA methodology and ES assessment criteria. It is concluded that the proposed minor changes to parcels 29 and 31 and the removal of the 24m stack would not materially alter the assessment and conclusions of the landscape character, visual assessment, or cumulative landscape and visual effects of the LVIA and ES SEI dated March 2020.

#### **14.6 CULTURAL HERITAGE**

14.6.1 The assessment of the hangar 2004 already took into account the impact of 'external alterations' and it can be concluded that the proposed minor changes from the proposed covered link and alteration to the 2-storey building zone would not materially alter the assessment and conclusions of the Cultural Heritage assessment, or the cumulative effects as described in the ES SEI dated March 2020.

14.6.2 In the case of the boundary changes these are of such a minor extent that they will in no way result in any change of effects for the Cultural Heritage as described in the ES SEI dated March 2020.

#### **14.7 TRANSPORT AND ACCESS**

14.7.1 The amended Pedestrian and Cycle Route Plan was updated and included within this SEI to ensure consistency with documentation. None of the alterations to this plan affected the conclusions made in the previous ES (2018) and SEI March (2020).

#### **14.8 SUMMARY AND CONCLUSIONS**

14.8.1 The summary and conclusions as presented within SEI (March 2020) still remain accurate. The further assessment work for landscape and heritage within this SEI (June 2020) that look at the removal of the stack and the alteration of the new school area simply supplement the conclusions over the wider site design.

14.8.2 They conclude that design is acceptable and the raft of design mitigations and enhancements outweigh any negative impacts of the proposed development.