

19th November 2015

Oxford City Council
St Aldate's Chambers
St Aldate's
Oxford
OX1 1DS

Our Ref: 425.04519.00002

Your Ref: 14/03013/FUL and 14/03013/CONSULT

Dear Sir

RE: CASTLE MILL, RODGER DUDMAN WAY, OXFORD: REVIEW OF ES ADDENDUM

BACKGROUND

An Addendum was submitted to supplement a voluntary Environmental Statement ('ES') previously submitted to Oxford City Council ('the Council') in October 2014 (reference. 14/03013/FUL). SLR was instructed by the Council to undertake an independent review of the ES and Addendum(s) to satisfy the following key question:

"Given the voluntary and retrospective nature of the exercise, can the voluntary ES together with the further information reasonably be described as an Environmental Statement as described by the EIA Regulations?"

In answering this question it has been necessary for SLR to determine whether the voluntary ES and ES Addendum accord with Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ('the EIA Regulations'), which states that:

"Environmental Statement" means a statement –

- (a) That includes such of the information referred to in Part 1 of Schedule 4 as is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but*
- (b) That includes at least the information referred to in Part 2 of Schedule 4."*

ES ADDENDUM REVIEW

Satisfactory Information

Upon review, SLR is content that the information provided within the voluntary ES and ES Addendum for the following Chapters is sufficient to meet the requirements for an Environmental Statement as defined by Schedule 4 Part I and II of the Regulations:

- Introduction;
- Description of the Site and Surroundings
- Scope and Methodology;
- Description of Development
- Alternatives;
- Planning Context;
- Landscape and Visual Impact;
- Historic Environment;
- Ecology and Nature Conservation;
- Flood Risk and Drainage;
- Transport;
- Air Quality;
- Noise; and
- Socio-Economic Effects.

Geo-Environment

The Geo-Environmental Chapter, as updated within the ES Addendum, was not considered satisfactory as it failed to employ the methodology stated in the voluntary ES when interpreting the results within the Impact Assessment. As such, in failing to do so, the Geo-Environmental Chapter within the ES Addendum did not meet the requirements of the Regulations and further revision was required.

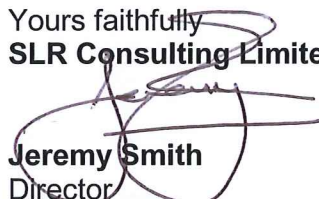
Following dialogue with Oxford CC and their legal advisor, SLR's expectation was that, in order to bring about compliance, a second Addendum to Chapter 10 would present:

- an Impact Assessment setting out adverse, negligible and beneficial impacts using the methodology set out in Section 10.2 of Frankham's original chapter taking particular note of their Tables 10.1 to 10.3;
- a re-write of Section 10.6 Residual Impacts to enable a positive conclusion about the benefits of what has been achieved.

These revisions have been undertaken and are submitted within a subsequent secondary ES Addendum. This information was provided to SLR on 16th November 2015 and, upon review, SLR is now satisfied that the ES and ES Addendum(s) can be reasonably be described as an Environmental Statement as described within the EIA Regulations with regard to Geo-Environment.

CONCLUSION

SLR is of the view that the current submission can be reasonably described as an Environmental Statement as described by the EIA Regulations.

Yours faithfully
SLR Consulting Limited

Jeremy Smith
Director