

**Himley Village
Outline Application
Environmental Statement
Non-Technical Summary**

December 2014

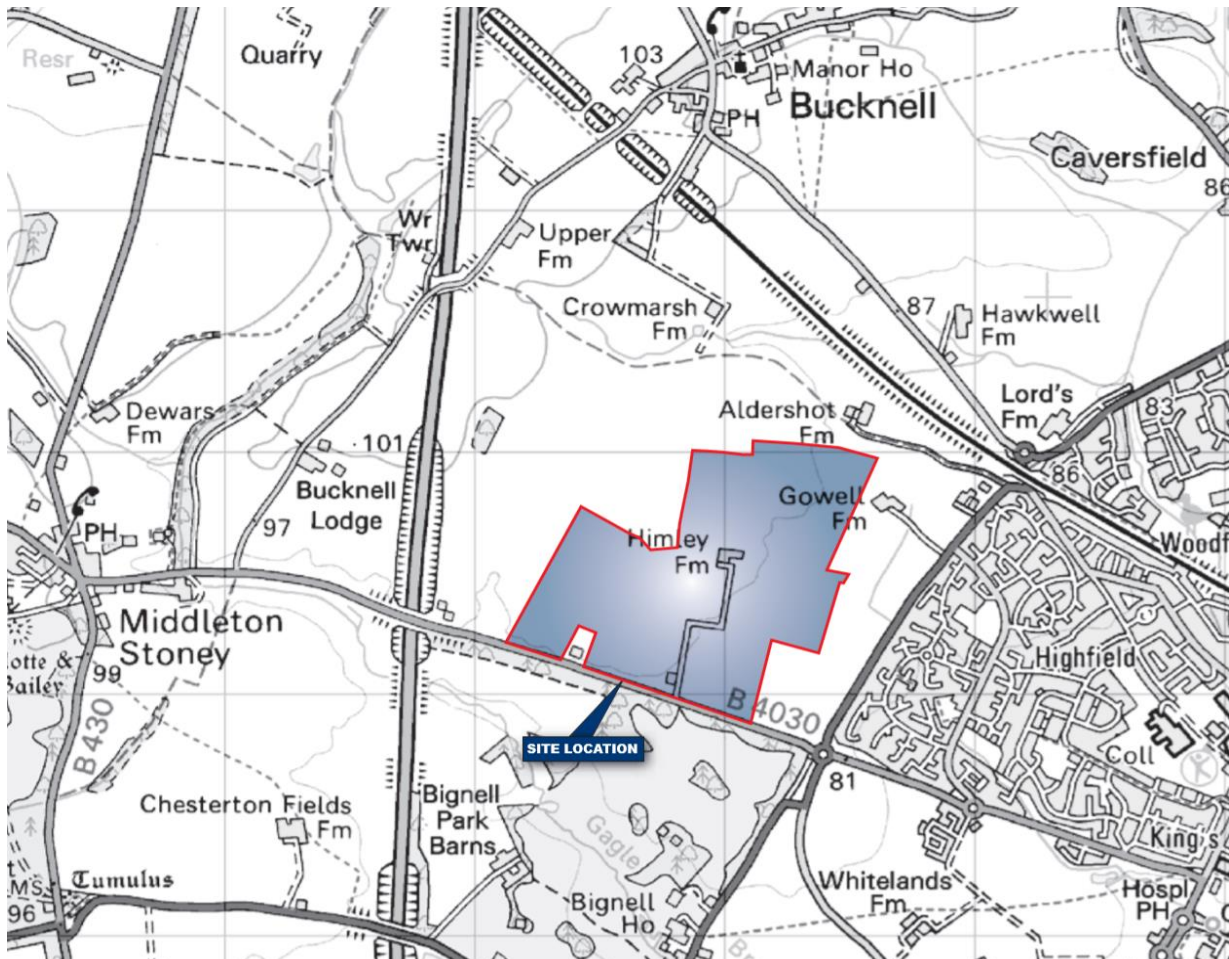
Non-Technical Summary

1. Introduction

An Environmental Statement (ES) has been prepared by Waterman Energy, Environment & Design Limited (Waterman EED), on behalf of Property Portfolio Partners Ltd ('the Applicant'), also known as P3Eco, to support an outline planning application for a residential led development on land bound by Middleton Stoney Road to the south and agricultural land to the north, east and west. The development, known as Himley Village, forms part of the North West Bicester eco-town; one of the four eco-town locations identified within the planning document Supplement to Planning Policy Statement 1: eco-towns. **Figure 1** shows the Site location.

The application for Himley Village comprises: "Development to provide up to 1,700 residential dwellings (Class C3), a retirement village (Class C2), flexible commercial floorspace (Classes A1, A2, A3, A4, A5, B1 and C1), social and community facilities (Class D1), land to accommodate one energy centre and land to accommodate one new primary school (up to 2FE) (Class D1). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, infrastructure and other operations (including demolition of farm buildings on Middleton Stoney Road)".

Figure 1: Site Location



As part of the outline planning application, an Environmental Impact Assessment (EIA) has been undertaken by Waterman EED. EIA is a formal procedure that must be followed for certain types and scales of development projects, where the likely significant environmental effects of a project are systematically assessed and reported. The legislation relevant to EIA is the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011 (the EIA Regulations). The purpose is to ensure that appropriate information about the likely environmental effects of a project is available for consideration by the relevant Local Planning Authority (LPA), consultees and the public, and that the LPA

has this information before it can determine a planning application. The EIA process can also identify ways in which the project can be modified, or likely significant adverse effects mitigated, so as to reduce or avoid potentially significant adverse effects and to create and enhance beneficial effects.

The findings of the EIA are reported in the ES, which has been prepared to accompany the outline planning application. The likely significant environmental effects of Himley Village, both during the demolition and construction stage, and once completed and operational have been considered.

This document provides a summary of the findings of the EIA in non-technical language.

2. Environmental Impact Assessment Methodology

An EIA aims to ensure that the potential likely significant environmental effects of a new development (which can be beneficial or adverse) are given due consideration in the determination of a planning application. In accordance with relevant legislative requirements and best practice guidelines the EIA has been undertaken using established methods and criteria. This involved site visits and surveys, data reviews, consultation with a number of relevant authorities, computer modelling and specialist assessments undertaken by a team of qualified and experienced consultants.

The first stage of the EIA process is to determine the scope typically by undertaking a 'scoping study'. This EIA has been undertaken in line with the Cherwell District Council (CDC) Scoping Opinion of July 2014 for the adjacent NW Bicester Application 1, due to time constraints which would have not enabled a Scoping Report to be submitted and a Scoping Opinion to be returned. It is considered that the scope identified is appropriate to the Himley Village Site.

Each environmental issue requiring assessment is reported in the ES as a 'technical chapter'. Each technical chapter describes how the assessment has been undertaken, the current conditions on and adjacent to the Himley Village Site and the potential effects of the Himley Village Development. Each technical chapter also describes a range of measures that would be incorporated to avoid, reduce, or offset any identified adverse effects, and / or enhance potential beneficial effects. Such measures are referred to as 'mitigation measures'. The resulting effects (known as 'residual effects') following the implementation of mitigation are also described.

3. The Site and Sensitive Receptors

Located some 2km to the west of the centre of Bicester, the Himley Village Site is approximately 90 ha and is bound to the north by agricultural fields, to the east by agricultural fields with the A4095 Howes Lane and Bicester beyond, to the south by Middleton Stoney Road, with Bignall Park beyond and to the west by agricultural fields with the M40 beyond. The Himley Village Site comprises agricultural land bound by hedgerows, woodlands and ponds, with Himley Farm and agricultural buildings located centrally within the Site and Himley Farm Bungalow and garage located within the south of the Site. An aerial photo of the existing Site is presented as **Figure 2**.

Two buildings at Himley Farm have been designated as Grade II Listed, these comprise 19th century limestone barns, which have also been identified to be bat roosts. No other listed structures or areas of archaeological potential are present within the Himley Village Site boundary. Several Conservation Areas are located within the surrounding area, the closest of which is located at Chesterton 1.2km south of the Site. Several listed buildings are also located within 2km of the Site including at Caversfield and Bucknell, 1.9km northeast and 1.4km north respectively.

Figure 2: Aerial Photograph



4. Alternatives and Design Evolution

In accordance with the EIA Regulations, the ES outlined the main alternatives considered in the development of the NW Bicester EcoTown Masterplan and how the design of Himley Village has evolved to take into account environmental considerations and constraints.

Himley Village, as part of the wider NW Bicester eco-town, is supported by the planning document Supplement to PPS1: eco-towns, and has subsequently been identified by CDC as a location for an eco-town. The designation has been made to ensure housing can be provided to meet the needs of Cherwell District in a sustainable manner, incorporating the highest levels of environmental design and performance. Given that Himley Village has been designed to meet national planning objectives it is considered that the 'No Development' alternative was not a viable option.

Due to the identification of Himley Village as part of the NW Bicester eco-town at both national and local level, it is not considered necessary or appropriate to consider alternative sites for such a development. However, within Cherwell District there was one other site promoted as a potential location for an eco-town, known as Weston Otmoor. Weston Otmoor was rejected by both the Government and Cherwell District Council in favour of NW Bicester, partly as a result of a number of environmental considerations and partly because Weston Otmoor is located close to a congested junction on the M40 and A34 and in an area of serious water stress.

A number of options were considered for the NW Bicester Masterplan including boundary options and mixes of uses and different layouts on the Masterplan Site. The proposed layout for Himley Village accords with the design assessed in the NW Bicester eco-town Masterplan Strategic Environmental Assessment.

The design evolution of Himley Village itself has been influenced by a number of constraints which have shaped the final design. The main environmental considerations and constraints were heritage, landscape, ecology and nature conservation along with how the scheme has responded to them. An iterative design process has resulted in a design solution that incorporates mitigation for potential adverse environmental effects where practicable. In particular, Himley Village has been designed to incorporate the listed barns at Himley Farm, and protect and enhance habitat that currently supports a population of great crested newt.

5. The Development

The outline planning application for Himley Village proposes to provide up to 1,700 homes, a retirement home, offices and shops, social and community facilities (such as a doctors surgery and pub), a primary school, an energy centre, a water treatment facility along with landscaping, infrastructure and new routes for pedestrians, cyclists and motorists.

The EIA has assessed only those items of the outline planning application that are set out in the Development Principles and Parameter Plans that are to be approved. The Development Principles include overarching principles in terms of the general layout, landscaping, site access and movement, parking and surface water drainage. The Parameter Plans set out the uses and form spatially, and should be viewed in conjunction with the Development Principles.

Himley Village is to provide a mix of housing types designed to meet the needs of the existing wider area, including a range of sizes and affordable housing, set in a high quality landscaped setting; at least 40% of the Himley Village Site will be landscaping, parks or playing fields, half of which will be publicly accessible. The majority of hedgerows on Site are due to be retained and ecologically enhanced, where possible. These will be within green corridors that will provide cyclist and pedestrian links away from roads, with the aim of creating a green and walkable place. The Himley Farm Land Trust will be established at the first phase of development to oversee and manage the green spaces within Himley Village, whilst engaging and seeking to educate the residents.

Himley Farm and the listed barns are to be retained and shall be located, along with the school, in the heart of Himley Village. Other non-housing uses, such as offices, shops and a medical centre are proposed for the south of Himley Village, adjacent to Middleton Stoney Road.

Himley Village would be accessed from Middleton Stoney Road via a principal access route which could ultimately connect to other areas of the NW Bicester Masterplan. A further road would be provided to upgrade access to Himley Farm, along with other secondary east west routes, that could ultimately connect to NW Bicester Link Road (Boulevard). In accordance with the NW Bicester Masterplan an allowance has been made for a bus loop within Himley Village and connections to other areas within the NW Bicester Masterplan.

An Energy Centre would be located within the south eastern area of Himley Village to serve a district heating network and also generate electricity. This will provide an on-site source of low carbon heat and power for the occupants of Himley Village.

A water treatment facility is also proposed in the southern area of Himley Village, which could provide drinking water for Himley Village through on-site abstraction and treatment processes. However, the technical feasibility is still being investigated and the EIA has assumed that a traditional connection to Thames Water's supply will be made. Water efficiency will however be addressed at a plot level, in order to minimise water demand (and resulting waste water flows). In addition to high efficiency fittings it is proposed that rain water harvesting and grey water recycling is considered at detailed design.

Surface waters will be managed with a Sustainable Drainage System ensuring runoff from Himley Village will be no greater than the existing greenfield run off rates. The Sustainable Drainage System will incorporate swales and attenuation ponds within the green corridors in Himley Village.

Whilst foul water will be minimised as much as is practicable, the EIA has assumed that this will be discharge to Thames Water's sewerage network, although there is a potential that the water treatment facility may be developed to treat all of some of the foul water. Thames Water has indicated that their foul water sewerage network may require upgrading to serve the proposed NW Bicester Masterplan.

6. Landscape and Visual Assessment

The landscape and visual amenity assessments have been undertaken in accordance with best practice guidance and the likely effects of the Himley Village Development have been systematically assessed against the baseline condition.

Himley Village does not fall within a designated landscape. However, it includes landscape elements and features that are of value to local distinctiveness, such as geometric field patterns, hedgerows and woodland shelterbelts. Himley Village has been developed to respond to this existing context and character. With 40% of Himley Village being given over to 'green infrastructure', that is parks, swales and landscaped areas or example, it has been possible to retain, and where possible enhance, many of the landscape features.

The Himley Village Site is relatively enclosed due to topography and existing vegetation; as a result views of Himley Village are largely filtered. Typical receptors of these views are road users and people engaged in outdoor recreation along the nearby bridleway. The design principles of Himley Village, including green infrastructure and considered layout of built form, serve to integrate the built form with the surrounding rural and semi-rural landscape.

The likely effects on landscape and visual amenity during the construction phase range from **negligible to moderately adverse**. There are **temporary effects** of **short to medium term** duration associated with the construction process. These effects are common as a consequence of building activity and there is no practical way of avoiding it. Best practice construction techniques would be implemented in order to reduce effects where possible, as set out in the CEMP.

The completed Himley Village Development landscape assessment identified a permanent, minor adverse residual effect on the setting of Himley Farm. The Farm is to be sensitively integrated at the heart of Himley Village, however, the change in landscape character from arable to planned suburban development remains an adverse change from the baseline condition. However, all other completed development landscape effects are assessed as **negligible to moderate beneficial**.

Himley Village has been developed as an iterative process taking into account potential landscape effects. The long-term establishment and maintenance of landscape elements and features would provide a positive contribution to the improvement of local landscape character, quality and sense of place. The role of the Himley Farm Land Trust (HLFT) land stewardship scheme is central to securing the long-term landscape improvements that will help to realise the anticipated, beneficial changes identified in the assessment. A minimum timescale of fifteen years post completion would be required to allow vegetation to reach sufficient maturity in order to create a noticeable, permanent effect on the identified receptors.

The assessment identified a permanent **negligible to moderate adverse** residual visual effects. The adverse effects are associated with the built form interrupting the skyline and changing the composition of a large proportion of the existing background view. However, the Development Principles and Parameter Plans set out the basis for a development that responds directly to the surrounding site context through careful layout and the consideration of building heights and the incorporation of green infrastructure, minimising adverse impacts.

7. Ecology

Himley Village consists of a farm with improved grassland fields, an arable field, species-rich hedgerows, trees, native broad-leaved woodland plantation, scattered trees and two ponds. The most important habitats are the broadleaved woodland plantations, hedges and ponds, which are of local value. The ponds support a population of great crested newts. Other legally protected species, which occur on site, include bats and breeding birds. There are likely to be reptiles on site and badgers may visit on occasion. Without mitigation, it is possible that the development could affect ground water, ponds and associated wildlife. Nearby Sites of Special Scientific Interest and Nature Reserves will not be affected by the development.

Prior to demolition and construction work, appropriate surveys would be repeated to enable mitigation strategies for protected species to be prepared. These are likely to include translocation of great crested newt, reptiles and other amphibians and relocation of bat roosts, where necessary. Construction works would be undertaken in accordance with a CEMP, which would set out safeguards designed to protect wildlife. Implementation of these measures will result in a **negligible** residual effect on protected species as a result of demolition and construction.

Himley Village will result in the loss of most of the fields and a few sections of hedgerow. However, new hedges, trees and ponds will ensure that there will be a net gain in the quality of habitats for wildlife known to be present in the area. This represents a **minor beneficial** long term effect. The creation of a sustainable drainage system will minimise the potential for pollution of groundwater or off-site watercourses (watercourses are some distance from the Site in any case). A management company, the Himley Farm Land Trust, will ensure that the network of wildlife habitats created will continue to be managed well.

These efforts mean that Himley Village will result in **negligible** ecological effects or some cases minor improvements. The only adverse ecological effect is likely to occur as a result of pets, and in particular cats, which may kill and disturb local wildlife. Information to reduce this effect would be provided to future residents, but the effect is likely to remain **moderate adverse**.

8. Transport

The effects of Himley Village on the transport network on and adjacent to the Himley Village Site was undertaken using traffic surveys, computer modelling and site visits to assess existing conditions and predict the likely changes, both during the construction and operation of Himley Village.

During construction works for Himley Village potential effects were identified relating to the increased use of the highways by vehicles traveling to and from construction sites. This effect is to be mitigated through the implementation of a Construction Traffic Management Plan (CTMP), and the resulting effect would be **negligible**.

Once operational, Himley Village will provide a new network of pedestrian and cycle path creating new links within Himley Village and to the surrounding area. However, due to changes in traffic flows and composition, there will be some severance which could result in a **minor adverse** effect. Due to the increase in vehicles on the roads on and surrounding Himley Village, it is anticipated that there could be some minor delays to drivers, at worst this will result in a **minor adverse** effect. Additional vehicles could also result in pedestrians and cyclists experiencing fear and intimidation, although following mitigation this is anticipated to be at worst a **minor adverse** effect. Likewise the likelihood of traffic accidents is increased, due to the requirement of residents to travel, this is predicted to result in a **negligible to minor adverse** effect after mitigation.

Due to the development of Himley Village there will be additional demand for public transport services. Given the scale of Himley Village it is anticipated that the demand will be sufficient for new services to service Himley Village and meet this demand. Therefore, this will result in a **minor beneficial** effect.

9. Air Quality

The main adverse effects on local air quality during demolition and construction would be related to creation of dust. However, dust nuisance is only likely to be experienced by those living within 200m of the Himley Village Site boundary. A range of measures to minimise or prevent dust would be implemented through the demolition and construction works via the adoption of a CEMP. This would ensure that the effects of dust are at worst **moderate adverse** at the closest sensitive receptors locations (i.e. those within 10m of the Himley Village Site boundary) and minor adverse at sensitive receptors located between 10 and 100m of the Himley Village Site boundary.

Any emissions from equipment and machinery operating during demolition and construction would be small compared to emissions from existing traffic on nearby roads. Therefore, it is considered that these emissions would not significantly affect air quality. It is anticipated that the effect of demolition and construction vehicles entering and egressing Himley Village during the period of greatest vehicle movements would have a **minor adverse** effect in the context of local background pollutant concentrations and existing local road traffic emissions. During all other periods, this would reduce to a **negligible** effect.

Computer modelling of air pollutant emissions has been carried out to predict the likely effect of future road traffic and heating plant emissions associated with Himley Village. The change in air quality has been predicted at a number of existing sensitive locations surrounding Himley Village and at future sensitive locations within Himley Village itself. The results demonstrate that Himley Village would not have any significant effect on local air quality. Similarly, it has been demonstrated that when occupied Himley Village would not give rise to any air quality effect that would adversely affect existing sensitive locations surrounding the Site or the occupants of Himley Village.

10. Noise

The noise and vibration effects of Himley Village have been established in accordance with published guidelines and best-practice. The assessment has used comprehensive baseline noise and vibration monitoring surveys undertaken by Hyder Consulting in 2010, together with the identification of local receptors which would be sensitive to noise and vibration. The dominant noise sources at the Himley Village Site are that of road traffic associated with the surrounding local highway network and in the future scenario 2031 the planned Link Road (Boulevard) located to the east.

Demolition and construction works are likely to include activities that are predicted to result in a temporary increase in noise and vibration levels within areas within and immediately adjacent to Himley Village. In particular, when activities are occurring closest to the sensitive receptors, this could result in temporary short-term impacts on nearby occupants, particularly Himley Farm and Lovelynch House. A number of measures would be taken to minimise the amount of noise and vibration arising from the Site such as the careful selection of modern and quiet plant and machinery; the erection of suitable hoardings; the setting of noise and vibration limit levels which would be previously agreed with CDC; and the selection of specific construction techniques which would minimise levels of vibration. These measures would be included in the CEMP. With these measures in place residual noise effects would be predominantly **negligible** to **moderate adverse** effects, when works are being undertaken in close proximity to sensitive receptors.

Although piling is not anticipated to be used for construction of buildings within Himley Village, there exists the potential for vibration effects arising from other sources to cause disturbance. Monitoring during work undertaken near Himley Farm and Lovelynch House is therefore recommended. With mitigation

measures in place and adherence to agreed vibration limits, **negligible** to **minor adverse** effects are predicted.

Changes to the number of vehicles on the road network, with a higher proportion of lorries and vans during the demolition and construction phase cannot currently be quantified. With regard to the existing flows on Middleton Stoney Road, which would be the main access to Himley Village from the south, it is considered that the likely effect of construction vehicles on noise levels would give rise to **moderate adverse** effects at receptors during peak times, reducing to **minor adverse** significance at all other times. However, provided a traffic management scheme is implemented as part of the CEMP **negligible** effects are anticipated.

With regards to the suitability of the Himley Village Site for residential use, for the majority of Himley Village, the recommended internal and external noise levels can be achieved at all properties. Should properties be located at the southern, eastern or western boundaries, provided that suitable insulation, glazing and ventilation is implemented, the internal noise level requirements can be achieved. The level of mitigation required should be determined at the detailed design stage. The noise levels predicted suggest that within the area indicated for school use, noise levels would be suitable without additional mitigation.

Noise associated with the playing fields to be provided as part of Himley Village has been assessed in terms of the impact on existing and future sensitive receptors. The predicted noise levels indicate an **insignificant** effect on existing sensitive receptors. However, should future dwellings be located within 35m of a sports pitch, there exists the potential for effects of **minor adverse** significance to arise. The extent of the impact arising from sports pitch noise on future receptors, along with any mitigation requirements would be established at the detailed design stage.

Items of fixed mechanical and building services plant, including the proposed energy centre have the potential to generate noise. Suitable noise level limits have therefore been proposed to ensure that noise from plant does not cause disturbance to future occupants of the Himley Village Development. **Insignificant** effects from this source are predicted provided noise limits are satisfied.

Noise effects from non-residential uses are predicted to be **insignificant**, controlled through façade design and management of open spaces. Servicing and deliveries to retail and leisure uses would have the potential to cause noise effects on future occupants within Himley Village but implementing management measures to control the timing and activities would mean the effect was **insignificant**.

An assessment of the change in noise levels resulting from additional traffic generated by Himley Village is **insignificant** for the majority of transport links. **Permanent** adverse effects of **minor** significance are predicted for two links, and for Middleton Road, a **permanent adverse** impact of **substantial** significance is predicted. Although a significant change to existing traffic flows is predicted on Middleton Road, the overall flow remains low and consequently the overall noise level generated by vehicles along this link is also relatively low, when compared to existing noise levels experienced adjacent to this link. The perceived effect is therefore likely to be lower. In addition, it is proposed to introduce traffic calming measures into Bucknell Village as part of the wider NW Bicester transport strategy to discourage people from using this link.

11. Flood Risk and Drainage

A flood risk assessment and surface water drainage strategy has been prepared for Himley Village based on published information and a site visit. Himley Village is located in an area at low risk of flooding. Surface water run-off will be discharged via a sustainable urban drainage system (SuDS) which will comprise a system of ditches and ponds to slow the rate of run off from Himley Village to below the current levels. There will therefore be no increase in off-site flood risk. The effect of the Himley Village Development on flood risk and surface water drainage during both construction and on completion is therefore **negligible**.

A review of drinking water use and increase in waste water generated has been undertaken for the whole of the NW Bicester Masterplan as part of a Water Cycle Study. This has shown that there will be an increase in drinking water demand as a result of the NW Bicester Development (including Himley Village). Water demand will be reduced through water efficient fixtures and fittings and use of rainwater or recycled water for toilet flushing and laundry. However, there will be an increase in demand. Thames Water, who provide drinking water within the Bicester area, has confirmed that there will be sufficient capacity for the increase in drinking water use. However, the increase in demand will result in a **moderate adverse** effect. During construction, there will be a temporary increase in water use. Water efficiency measures, such as re-use of water that collects in excavations for dust suppression, will be implemented, subject to appropriate controls. However, a residual **minor adverse** effect will remain.

Thames Water also dispose of foul water in the area. They have stated that there is insufficient capacity in the foul water network to take the foul water anticipated to arise as part of the NW Bicester Masterplan Development. However, planned upgrades can be undertaken or potentially, a waste water treatment plant can be provided within Himley Village to treat waste water. The residual effect is therefore considered to be **negligible**.

12. Ground Conditions and Contamination

A ground conditions and contamination assessment has been undertaken in order to establish the likely contamination risks and effect posed to a number of receptors including construction workers, future users at Himley Village, the underlying soil, surface waters and groundwater. The assessment used a range of information sources including site walkover, a review of historical maps, geological maps, publicly available data and third party ground investigations undertaken on and in the vicinity of Himley Village together with consultation information provided by Cherwell District Council.

Historical maps indicate that the Himley Village Site has been and remains largely as farmland with Himley Farm and associated buildings, and Himley Farm Bungalow present within the centre and south of the Site respectively. Some potentially contaminative uses have however, been identified such as oil tanks. A preliminary site investigation has been undertaken and a supplementary ground investigation would be undertaken prior to demolition and construction works commencing, and if necessary, contamination would be cleaned up or removed before or during the demolition and construction works.

Demolition and construction works would be subject to a range of legislative health and safety controls. These would minimise the risk of construction workers coming into direct contact with potential contamination in the soil. Additional best practice controls would form part of the site-specific CEMP which would include protective and preventative measures to ensure that contamination risks to underlying soils and groundwater would be reduced to a predominantly **negligible** level. However, as with any construction site, there may still be a small risk of unforeseen accidental spillages which could result in contamination of the underlying soils. Appropriate measures would be put in place in order to deal with such accidental occurrences but a **minor adverse** effect would remain.

On completion of Himley Village, there would be low risks posed by contamination to future occupants, soil and groundwater. Fuels and chemicals that may be stored on-site for example, for back-up generators or cleaning, would be stored carefully to ensure that they do not leak or spill and cause contamination. The residual effects of the completed Himley Village would therefore be **negligible**.

13. Agriculture and Soils

A survey of the soils has been undertaken at the Himley Village Site to identify the value of the soils for farming and as a general resource. Agricultural land is classified into grades; grade 1 is excellent quality land, 2 is very good, 3a is good, grade 3b is moderate, grade 4 is poor and grade 5 is very poor. Grades 1, 2 and 3a are considered to be the nation's best and most versatile agricultural land. The survey found

that the Himley Village Site contains 84.5ha of agricultural land of which 11.02ha are Grade 3a (good quality agricultural land) and 73.5ha Grade 3b (moderate quality agricultural land). Loss of the Grade 3a land would be a permanent effect of **moderate adverse significance** at the national scale. Loss of the Grade 3b land would be insignificant.

Adoption of a Soil Management Plan and the incorporation of green open space or woodland buffers between new urban development and remaining surrounding areas of agricultural land, will minimise potential adverse effects of the construction and operation of this development on soil resources and neighbouring agricultural land resulting in a **minor adverse** effect on the soil resource during construction and a **negligible** effect following completion of Himley Village.

Two owner occupying farm businesses will release capital from the sale of the land for Himley Village, exceeding the agricultural value of the land. This is considered to be a moderate beneficial effect for the owner of Himley Farm and a negligible effect for the owner of the single agricultural field in the south east of the Site.

14. Built Heritage

The Built Heritage Chapter was informed by a desk top review of available historic data and a walkover which were used to make an assessment of the nature, importance and survival of known built heritage assets within the Himley Village Site

The buildings within Himley Village of historic merit comprise the Grade II listed Himley Farm barns. The barns have architectural importance as an example of hand-threshing barns, archaeological importance as evidence of historic farming processes and historical importance because they demonstrate the continuation of agricultural traditions in this area in the nineteenth and early twentieth century. In 2004, the northern barn was converted into a dwelling by the current owner. The southern barn is used as storage.

The barns are being retained as part of the Himley Village Development. During construction works there is potential for accidental damage to the barns. However, they would be separated from the construction works by hoarding with access into the vicinity limited. Monitoring of the condition of the barns and a historic building record would also be undertaken during works in the vicinity of them. The residual construction phase effect is therefore **negligible**.

Himley Farm will become the heart of the completed Himley Village. However, the setting of the barns will have been changed from fields to suburban development. Overall, the significant, long-term effect on the setting of the Himley Farm barns as a result of the construction of Himley Village would be **moderate/minor adverse**.

15. Archaeology

A desk based assessment was undertaken to assess the buried heritage baseline. This concluded that previous heritage investigations at Himley Village had identified potential for Iron Age, Romano British and Post medieval archaeological remains to survive. These were assessed to be of no more than moderate sensitivity (local or regional importance).

The assessment also identified the potential for Himley Village to damage, truncate and in some cases completely destroy archaeological remains. This would result in a substantial adverse magnitude of impact, as archaeological deposits would be lost. Given the sensitivity of the remains, this was assessed as an overall effect of **moderate/substantial adverse** significance.

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Proposed mitigation in the form of a conditioned watching brief would preserve any remains identified through record, however they would still be significantly truncated and in some case completely destroyed by this process. As a result there would remain a moderate/substantial adverse effect post mitigation.

There will be no further adverse effects to buried archaeological remains during the operational phase of the Himley Village.

16. Socio Economics

The socio economic and community assessment has considered the existing baseline provision of community facilities and socio economic conditions in the area surrounding the proposed Himley Village.

It is estimated that Himley Village would generate approximately 257 full time jobs, during the 15-year construction programme. The construction workforce and the procurement of materials, goods and services during the construction period would give rise to additional spending both locally and regionally. The additional jobs and spending is considered to be a **minor beneficial** effect.

Himley Village will deliver up to 1,700 homes along with a retirement village, which will meet some of the demand for housing within the District, and region. The residents within Himley Village would contribute up to approximately £24.8 million annually to the local area. The effect of new housing is therefore considered to be **minor to moderate beneficial**.

The retail, healthcare, education, leisure and offices uses within Himley Village will create up to approximately 601 direct full time equivalent jobs and 544 indirect full time equivalent jobs. Creation of new jobs would be a **minor to moderate beneficial** effect.

It is estimated that Himley Village would accommodate a new population of up to 4,649 residents, including up to 881 children. Allowing for the provision of a new primary school with nursery, and the potential for a private nursery it is expected that the increased demand for school places would be accommodated by future capacity, therefore, the effect on education is **negligible**.

Himley Village would provide a minimum of 36.1 ha of green space (40% of the total area) of which half would be publicly accessible open space. Included in this would be a Village Green, playing fields and flexible play space. The effect of play space and provision of new green spaces is considered **minor to moderate beneficial**.

Himley Village will be designed to minimise opportunities for crime through an open layout which would encourage safe and accessible neighbourhoods. The establishment of a community-led oversight trust (the Himley Farm Land Trust) aims to encourage a greater sense of community identity and ownership. The effect on crime and community cohesion is therefore considered **minor to moderate beneficial**.

17. Health

The potential effects on health from the demolition and construction phase and the completed Himley Village Development were informed by the results presented in other chapters of the Environmental Statement. Mitigation measures presented in these chapters were considered sufficient to address the potential for significant adverse effects on health.

Employment generation and procurement was assessed as having a **probable beneficial effect** on health status as a result of the employment and training opportunities and the associated local expenditure during the 15 year construction period. For most locations, air quality and noise effects are expected to result in insignificant health impacts, however, for a small number of locations close to the boundary some adverse effects on local air quality and noise levels are expected. The potential effects on health status of these are assessed as being **speculative adverse** because although some adverse effects are predicted, it is unlikely that they would result in an adverse effect on health status since they

would be temporary, short-term and would affect few locations. During the construction of Himley Village with respect to transport and accessibility, waste and public safety it was assessed that there would be **no likely change** to health status.

Through the provision of neighbourhood layouts that discourage crime and car use and encourage physical activity, there would be a **probable beneficial effect** with regard to public safety once Himley Village is completed. Employment generation would also have a **probable beneficial effect** due to the generation of employment, and associated local spending which would likely attract new investment into the local area.

Positive health effects are also likely to occur as a result of the commitment to providing high quality, accessible housing, green infrastructure and community cohesion. The provision and design of green infrastructure throughout Himley Village would encourage healthier lifestyles, from physical activity, increased opportunities for social interaction and even the ability to grow healthy food on the allotments.

The effect of Himley Village on air quality and noise levels were not considered to have any effect on health status once completed. Although, when completed, Himley Village would result in an increased demand for primary health facilities, it is expected that this demand would be met by the health centre proposed within Himley Village itself.

18. Waste

An assessment of current and emerging waste management planning policy and strategies was undertaken, alongside a review of existing waste management practices, projected waste management infrastructure capacities and future targets for Oxfordshire and Cherwell District. From this it was identified that CDC currently exceeds targets for recycling and reuse and disposes of less than 5% of residual wastes to landfill. Oxfordshire, and in particular Cherwell District have sufficient waste management facilities to meet current and predicted future need.

Construction works would be required to adhere to national and local policy that demand zero waste to landfill and the recycling, reuse or composting of at least 90% of the waste generated. As set out in the Himley Village Sustainable Waste and Resources Plan this would be achieved by the Applicant employing contractors that are able to meet these requirements, and through Site Waste Management Plans that would be required as a planning condition. Given the best practice waste minimisation and high levels of recycling, along with the availability of waste management facilities in the local area a **negligible** effect is predicted.

Once Himley Village is complete and occupied, waste would be generated by the new residents and occupants of the other buildings on the Himley Village Site. This would be greater than that of the currently largely undeveloped Himley Village Site. The Himley Village Sustainable Waste and Resources Plan has set targets for the reduction of residual waste, and for 70% of the total waste collected to be reused, recycled or composted, and sets out a plan to demonstrate how this level of performance, which significantly exceeds current national targets, can be realistically achieved. As relevant strategies and policies have already accounted for major development within both Oxfordshire and Cherwell District the infrastructure to collect sort and treat the wastes and recyclables is now largely in place, and Himley Village will not have a significantly adverse effect on waste management facilities locally or regionally. As a result a **negligible** effect is predicted.

19. Cumulative Effects

The cumulative effects of Himley Village, including consideration of the effect of other approved or foreseeable schemes in surrounding area cumulatively have been considered.

Non-Technical Summary

Type 1 cumulative effects are the combination of individual effects (for example noise, dust and visual effects) from one development on a particular receptor. During construction of Himley Village a limited number of receptors, mainly existing scattered houses, are predicted to experience adverse cumulative effects, although due to the nature of the scheme and construction programme these are likely to be short term and minor. A CEMP would be implemented during construction to provide a mechanism for monitoring and minimising the effects of construction works to reduce the potential effects on surrounding receptors and so cumulative effects.

Type 2 cumulative effects are those effects from several developments, which individually might be insignificant, but when considered together could create a significant cumulative effect. For demolition and construction it has been assumed in the assessment of effects that all cumulative schemes would have their own site-specific CEMPs or appropriate environmental method statements in order to minimise the potential adverse environmental effects of their construction works. Overall the cumulative demolition and construction effects are **moderate adverse** to **moderate beneficial** effects would remain.

For the completed Himley Village Development, effects range from **moderate adverse** to **moderate beneficial**, with the majority of effects being unchanged from those assessed for Himley Village by itself or negligible change. As for Himley Village it is anticipated that CDC will condition, where practicable, measures to minimise adverse effects, particularly those that may contribute to cumulative effects of a number of schemes in combination.

20. Summary of Mitigation and Residual Effects

The EIA identified the potential for negative effects during the construction phase, for example the generation of dust, noise and vibration. Despite the implementation of best practice measures to mitigate these effects, some unavoidable adverse effects could occur, up to moderate significance. Mitigation would be prescribed by a CEMP, which would likely be secured through a planning condition attached to any planning permission for Himley Village.

In the long term, following the implementation of the proposed mitigation measures, Himley Village both in isolation and cumulatively with other developments, is predicted to have **moderate adverse** to **moderate beneficial** effects.

The Environmental Statement and Non-Technical Summary are available for viewing during normal office hours at Cherwell District Council's offices in Banbury. Comments on the planning application should be forwarded to the following address:

Development Department
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

If you would like to receive further copies of this Non-Technical Summary or would like to purchase a copy of the Environmental Statement, please contact:

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