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# Wykham Park Farm, Banbury

## Non Technical Summary

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March 2013

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**Gallagher Estates Ltd**

**Wykham Park Farm, Banbury**

**Environmental Statement -  
Non-Technical Summary**

**March 2013**

**PREPARED BY:**

Wardell Armstrong LLP

David Lock Associates

Savell Bird & Axon

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### DRAWINGS

A1.1	Site Location
JJG043/006/E	Illustrative Development Framework
A1.3	Location of Sites for Cumulative Impact Assessment
JJ043/17	Key Constraints Plan

## **A INTRODUCTION**

### **A1 INTRODUCTION AND BACKGROUND TO THE ENVIRONMENTAL STATEMENT**

#### **Terms of Reference**

A1.1 This Non-Technical Summary is a summary of the Environmental Statement (ES) for a residentially led mixed use development at Wykham Park Farm, Banbury. It contains summaries of the principal information included in the ES, together with the assessments that have been made of the likely environmental effects of the proposed development.

A1.2 The ES has been prepared on behalf of Gallagher Estates Ltd in connection with an outline planning application for a residentially led mixed-use development on approximately 50 hectares (ha) of land south of Banbury, Oxfordshire. The outline planning application has been submitted to Cherwell District Council (CDC).

A1.3 The location of the site is shown on drawing A1.1. The Indicative Layout is shown on the Illustrative Development Framework drawing number JG043/006/E and a copy of the Parameters Plan (drawing number JG043/27/B) is included in the main ES.

A1.4 The ES considers the environmental effects of the proposed development of the Wykham Park Farm site for mixed use and also the cumulative effects, where appropriate, of other areas of in the locality of the site:

- Land South of Salt Way at Crouch Farm, Bloxham Road;
- Longford Park.

A1.5 The location of the sites considered as part of the cumulative impacts within the ES is shown on drawing number A1.3.

#### **Requirement for Environmental Impact Assessment**

A1.6 The ES has been prepared in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Urban development projects fall within Schedule 2 of the 2011 Regulations – projects for which Environmental Impact Assessment (EIA) is not mandatory, but for which EIA may be

appropriate, depending on the scale of the proposed project and the sensitivity of the site and its surroundings. Urban development projects involving more than 0.5 ha of land are classified as Schedule 2 projects by the 2011 Regulations. In this case, the applicants have considered the proposals and concluded that it is appropriate to carry out an EIA for the proposed development and to prepare this ES.

### **Structure of the ES and consultant team**

A1.7 The ES is divided into Part A (background and introduction to the development), Part B (technical assessment of the environmental effects) and Part C (conclusions).

A1.8 The ES has been compiled by Wardell Armstrong LLP (WA). The technical sections of the ES were prepared by the consultant team Wardell Armstrong LLP (WA), David Lock Associates (DLA), and Savell Bird & Axon (SBA)) as follows:

A1	Introduction	WA
A2	The proposed development	DLA
A3	The site and its environment	WA
A4	Planning policy	DLA
B	Assessment of environmental effects	
B1	Land use, agriculture and soils	WA
B2	Geology, minerals and ground conditions	WA
B3	Water resources	WA
B4	Traffic, transportation and access	SBA
B5	Air quality	WA
B6	Noise	WA
B7	Ecology and wildlife	WA
B8	Landscape and visual impact	WA
B9	Archaeology and cultural heritage	WA
B10	Waste and recycling	WA
B11	Public utilities and services	WA
B12	Socio-economic effects	DLA
B13	Sustainability and climate change	WA
C	Conclusions	WA

A1.9 The Planning Application is accompanied by this Non-Technical Summary and by other documents including the following:

- Environmental Statement;
- Planning Statement prepared by David Lock Associates;
- Design and Access Statement prepared by David Lock Associates;
- Drainage Statement and Flood Risk Assessment (FRA) prepared by Wardell Armstrong LLP;
- An Arboricultural Report by Wardell Armstrong LLP.

## **A2 THE PROPOSED DEVELOPMENT**

### **INTRODUCTION**

A2.1 This section of the Environmental Statement describes:

- The proposed development including design principals and strategies which will support the land uses;
- The planning history of the site;
- The need for the proposed development;
- Consideration of alternatives;
- Pre-application consultations;
- Cumulative impacts which have been considered;
- Project programme.

### **DESCRIPTION OF THE PROPOSED DEVELOPMENT**

A2.2 The planning application area for the Wykham Park Farm site is approximately 50 ha. It is situated 1.7km south of the town of Banbury, in Oxfordshire. The location of the site is shown on drawing number A1.1.

A2.3 The outline planning application is for an urban extension to Banbury for up to 1000 dwellings together with a local centre including retail, financial services, restaurants, up to a combined total floorspace of 1,000m<sup>2</sup>, employment space up to a total floorspace of 5,000m<sup>2</sup> with the office component limited to a maximum of 2,500m<sup>2</sup> and associated car parking, a community primary school [including space for community uses and assembly and leisure uses], green infrastructure including formal and informal open space, amenity space, retained hedgerows, structural landscaping, supporting infrastructure [including gas, electricity, sewerage, water, telecommunications] sustainable urban

drainage systems, new connection to the A361 Bloxham Road, pedestrian and cycling connections to the surrounding footpath and cycle network and any necessary demolition and ground remodelling.

### ***Design Elements of the Scheme***

- A2.4 The design details of the scheme are included in the Design and Access Statement which accompanies this application.
- A2.5 Consideration has been given at the design stage to the key constraints at the site as shown on drawing number JG043/017.
- A2.6 The detailed issues of width, length and depth of buildings and plots will be defined more fully in the detailed master plans and Design Codes for each character area.

### **NEED FOR THE PROPOSED DEVELOPMENT**

- A2.7 Within the Cherwell District Council area there is a shortfall of homes between 2012 and 2017.

### **CONSIDERATION OF THE ALTERNATIVES**

- A2.8 The 2011 EIA Regulations advise that Environmental Statements should provide '*an outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects*'.

### ***Site alternatives***

- A2.9 The adopted Oxfordshire Structure Plan 2016 identifies Banbury as a main location to which residential development is to be directed.
- A2.10 Overall in terms of other options for major development at Banbury it is considered that the scale of housing growth to be allocated would not support the full range of facilities and public transport opportunities required to create a sustainable development.

### ***Do-Nothing alternative***

- A2.11 If the site is not developed for mixed use, it is likely to remain in agricultural use.

### ***Scheme Alternatives***

A2.12 The scheme originally considered no local centre or employment. The final indicative masterplan provides a local centre, employment uses, links to public transport and informal and formal public open space and formal serving the residential element of the scheme to create a sustainable urban extension. The local retail and community uses are co-located to encourage a reduction in vehicle use as well as to foster a sense of community as a centre and a focus for the development.

### ***Alternative Site Layouts***

A2.13 Initially the idea for an indicative masterplan focussed on provision of a local centre towards the centre of the site but the final location is off the new junction of Bloxham Road (A361). This is the preferable location as it reduces the need for extraneous traffic to enter the site which would give rise to higher noise and air quality emissions on the proposed local residents.

A2.14 The location and design of the new roundabout junction has been carefully selected to minimise vegetation removal, including mature trees. This has allowed a potential bat roost to also be retained and disruption to foraging corridors minimised as far as possible.

A2.15 The location of the majority of the public open space collectively allows the option of maintaining the potential archaeological features that may be present, as indicated during the geophysical survey of the site, and the existing large water mains which cross the site to remain in-situ. This layout also maintains views across the open fields for properties within the residential estate of Easington located to the north west of the site.

A2.16 The development is laid out around a central spine route. The main road has been located to ensure all residents are within 400m of public transport.

A2.17 The development has been designed to incorporate and enhance the existing drainage and planting as much as possible and existing public rights of way and bridleways will be incorporated into the development with a 10m buffer from built development along the Salt Way.



## **CUMULATIVE EFFECTS CONSIDERED**

A2.18 The assessment considers the cumulative effects of a number of schemes within the immediate context of the development site and how these, combined with the proposed development, will impact on the environment. The ES considers the following schemes within the technical assessments.

- Land South of Salt Way at Crouch Farm, Bloxham Road;
- Longford Park.

### **Project Programme**

A2.19 It is anticipated that subject to planning permission that construction would commence between 2014 and 2016, with first opening of the development in 2017 and that the development would be completed by 2022.

## **A3 THE SITE AND ITS ENVIRONMENT**

### **Introduction**

A3.1 The Wykham Park Farm is located in a wider largely agricultural area adjacent to the southern edge of Banbury, between the A361 to the west and A4260 Banbury to Oxford road to the east. Bloxham Road forms the western boundary of the site with Crouch Cottages and Wykham Park Lodge. Agricultural land and associated hedgerows and an historic hedged track/green lane known as Salt Way forms the northern boundary of the site. The site boundary along the eastern edge comprises a low field hedge. The southern site boundary comprises a narrow strip of young plantation.

A3.2 The planning application boundary for the Wykham Park Farm site covers an area of approximately 50 ha of arable farmland. The application area is shown edged red on drawing A1.1.

A3.3 The western and majority of the site area is occupied by a plateau at approximately 130m Above Ordnance Datum, falling gently southeastwards

### **Ecology**

A3.4 No areas subject to statutory protection at a national or international level are located within the proximity of the site. One Wildlife Site (LWS), a non-statutory site is located within 2km of the site. Bretch LWS is situated approximately 1.2km to the north-west of the site.

A3.5 The majority of the application area comprises arable farmland. The most notable ecological features are the network of species rich hedgerows and their associated ditches and mature/semi-mature trees. Breeding birds, roosting and foraging bats and reptiles use part of the application area, in addition to other fauna such as small mammals.

### **Archaeology**

A3.6 There is evidence of Neolithic, Bronze Age, Roman and Medieval activity in the surrounding area. There is potential for buried remains to be present within the site, in particular prehistoric remains dating to the Iron Age and Neolithic periods. There are 3 grade II Listed Buildings which may experience setting impacts, these comprise Wykham Farmhouse and building ranges at Wykham Park.

### **Water Resources**

A3.7 The nearest named watercourse is the Sor Brook which is located approximately 1.5km to the south of the site at its nearest point.

A3.8 There are no other main rivers within the vicinity of the site. A field drainage ditch is located along the southern boundary of the site running in an easterly direction. Site inspections located this ditch which was found to be heavily overgrown and dry.

A3.9 The OS maps show an open watercourse continuing in an easterly direction from the location of the headwall for approximately 160m before connecting to a small pond.

A3.10 There are three other ditches within and bordering the site.

A3.11 The site is within an area of low flood risk.

### **Vehicular and pedestrian access**

A3.12 At present there is no formal vehicular access through the site or from the site to surrounding properties. Access is gained via field gates off the A361 used by farm vehicles.

A3.13 The site supports three footpaths linking to Salt Way from the south. The most westerly one follows the majority of the western boundary, the central one crosses the site and the most easterly one follows the narrow woodland strip within the eastern part of the site. These footpaths continue beyond the site boundary linking the Salt Way with Wykham Lane, located south of the site.

### **Existing Public Utilities**

A3.14 In terms of existing drainage, Thames Water's public sewer record plans show two public surface water sewers within the site boundary.

A3.15 There are also two trunk water mains which run through the site. There are several other mains of various diameters which surround the site.

A3.16 There are overground and underground electricity cables but no existing gas pipelines within the site boundary.

### **Surrounding Area**

A3.17 The site's immediate context is built development to the north, being the southern extent of Banbury. Easington School and residential development lie immediately north of Salt Way, the well defined and strong hedgerow lined track, forming the majority of the site's northern boundary. Built development in the form of Bodicote lies to the east, separated from the site by relatively level agricultural land, a cricket/sports ground and recreation area. Part of Bodicote is designated as a Conservation Area.

A3.18 The A361 Banbury to Chipping Norton road forms the western boundary of the site with a triangle of land, occupied mainly by the Tudor Hall School playing fields, separating the site and the road further south. Agricultural land lies south of the site, extending to and beyond Wykham Lane, which runs east west approximately 500m south of the site.

A3.19 The M40 lies approximately 2km east of the site's eastern boundary, with Junction 11 approximately 3.5km to the north east.

A3.20 The closest residential property to the site lie to its north, in the form of suburban detached houses off Beaconsfield Road and Sycamore Drive, and south of the site in the form of individual country residences accessed off Wykham Lane.

#### **A4 PLANNING POLICY**

A4.1 The proposed mixed use development at Wykham Park Farm has taken into account relevant planning policy context.

A4.2 The key planning policy issues raised by this planning application are as follows:

- The National Planning Policy Framework (NPPF) published 2012;
- The Regional Spatial Strategy (RSS) for the South East of England, the South East Plan, (SEP) adopted May 2009;
- Cherwell District Local Plan (1996);
- The Non-Statutory Cherwell District Local Plan (2004);
- Cherwell Local Plan – Emerging Local Plan Policy.

A4.3 Overall the planning policy appraisal contained in the ES and Planning Statement demonstrates that the development proposed by this planning application represents sustainable economic development. Under the terms of the National Planning Policy Framework, there is a clear presumption in favour of approving such development.

## **B ASSESSMENT OF ENVIRONMENTAL EFFECTS**

### **B1 LAND USE AGRICULTURE AND SOILS**

- B1.1 This section of the Environmental Statement provides information on the previous, present and proposed land use of the Wykham Park Farm site, its soils and the quality of the agricultural land that will be affected by the proposed development.
- B1.2 No land is to be returned to agriculture. Whilst soil profiles would remain intact in several areas following development, the site would be classed as 'non-agricultural'.
- B1.3 The site is approximately 50 ha of which 48 ha is agricultural land. The proposal would result in the permanent loss of approximately 48 ha of best and most versatile quality agricultural land to built development, with the remaining site area becoming non agricultural due to the change in landuse. Best and most versatile quality land is widespread in the area around Banbury.
- B1.4 Wherever possible, soil resources would be retained on site for use in restoration, although limited resources may require removal for suitable use off site if a surplus is identified. Mitigating measures, however, would be adopted to reduce such potential impact.

### **B2 GEOLOGY AND GROUND CONDITIONS**

- B2.1 The potential environmental impact with regard to ground conditions at the site has been assessed. The assessment has taken account of the potential for geotechnical and contaminative issues as a result of the existing ground conditions and as a result of the development of the site.
- B2.2 The desk study research has identified a low potential for soil contamination because of its historical use as agricultural land.
- B2.3 The impact that the proposed development may have on the ground conditions has also been considered. There is potential for disturbance and contamination of the ground during and after the construction of the development at the site. The principal potential

effect is during the building works at the site with the risk of chemical spillages and disturbance of the ground by construction plant.

B2.4 The impact that the proposed development may have on the ground conditions has also been considered. There is potential for disturbance and contamination of the ground during and after the construction of the development at the site. The principal potential effect is during the building works at the site with the risk of chemical spillages and disturbance of the ground by construction plant.

B2.5 It is likely that a detailed site investigation will be required to assess the ground conditions at the site and to better characterise the site in terms of the above issues.

B2.6 Detailed design of the development and management of the construction phase of the development will minimise the impact on the ground. This will include consideration of the hydrogeological regime at the site along with design to ensure that the development does not adversely affect the underlying strata. Management of the construction with appropriate materials handling and waste minimisation will also reduce the potential for impact on the ground.

### **B3 WATER RESOURCES**

B3.1 The Sor Brook has a regionally important potable water supply abstraction point on it at Adderbury and more locally registered abstractions for agricultural (spray irrigation) use and is therefore highly valued. There is also a consented Thames Water sewage discharge consented on Broughton Road within near vicinity of the site. The water quality of the watercourse within the site is likely to be typical of small watercourses receiving agricultural runoff.

B3.2 During construction impacts may result from the release of sediment into the watercourses or the use of polluting materials on site such as cement and fuels. With appropriate mitigation and best practices employed during construction there is anticipated to be no significant effect upon any surface or groundwater.

B3.3 The incorporation of sustainable drainage techniques as part of the design process ensures that impacts during operation on flood risk and water quality from the

development are reduced to an acceptable level, assuming these are maintained appropriately. The potential increase in downstream flood risk associated with the increase in impermeable surfaces associated with the development of the site is to be mitigated through the control of surface water runoff from the site to pre-development rates and through the use of on-site sustainable urban drainage systems including the use of swales and ponds/retention basins. This creates new water features within the environment and is a beneficial impact not only in terms of flood risk and water quality but also for ecological diversity.

- B3.4 The operation of the proposed mixed use development could significantly increase pressure on local water resources classed as being highly sensitive to abstraction and 'No Water Available' which would result in a major adverse significant effect. However this is based on the assumption that the development will be supplied by water locally. If Thames Water have planned for the future growth of Banbury and have improved the water supply and storage infrastructure to cater for future development, then the impact of the proposed development should be negligible, resulting in an effect of no significance.
- B3.5 Likewise the operation of the proposed development will place a significant loading on the comparatively small public sewerage system serving the Banbury catchment. At the time of writing an Impact Study is being undertaken to determine if the sewerage system has sufficient capacity to receive the additional foul loadings and identify areas that will require upgrading. If off site improvement works to the public sewerage system are necessary then providing these are completed ahead of the development coming online, there should be a negligible adverse impact in terms of sewer flooding and on the quality of local watercourses (such as the Sor Brook and River Cherwell) receiving final effluent and combined sewer overflow spills.

#### **B4 TRAFFIC AND ACCESS**

- B4.1 This chapter of the ES considers the Wykham Park Farm site in relation to transport, movement and access arrangements associated with the proposed development.

- B4.2 The data and analysis discussed in this chapter is taken from the Transport Assessment (TA) and Travel Plan prepared by SBA, which have been submitted as supporting documents with this planning application.
- B4.3 Amended local growth rates factors have been applied to assess the impact of the Project in 2017 and 2022. The growth factors are calculated using future local population, dwelling and employment forecasts for the local area and are therefore deemed to take into account committed development within the impact area.
- B4.4 The site is accessible by footpaths on Bloxham Road, Salt Way.
- B4.5 National Cycle Network Route 5 lies adjacent to the northern boundary of the site.
- B4.6 The nearest bus stops to the development give access to Services 488/489 which runs along Bloxham Road and Service B1 which runs along Springfield Avenue and Timms Road within the residential estate to the north-east of the development site. In addition to these services, there are a number of services which run from Banbury Centre to the following destinations – Stratford-upon-Avon, Shipston-on-Stour, Chipping Norton, Oxford, Brackley and Eydon enabling commuting and leisure journeys to be undertaken by bus.
- B4.7 Banbury railway station lies on the Chiltern Mainline with frequent services to / from Birmingham Snowhill, Stratford-upon-Avon, Kidderminster, London Marylebone, London Paddington, Oxford, Manchester and Reading and is within cycling distance at 3.4km from the site.
- B4.8 In the vicinity of the proposed development site there are a number of highway links and junctions which are considered further within the TA, these are described below.

***Bloxham Road***

- B4.9 Bloxham Road (A361) is approximately 7.0 metres wide in the proximity of the site and is a single carriageway subject to a 60mph speed limit. Further north, on entry to Banbury's built-up area the speed limit changes to 30mph. Bloxham Road is a key strategic link from Banbury to Bloxham 2.5km to the south-west and Chipping Norton 17km to the south-west.



### ***Queensway***

B4.10 Queensway is an urban dual carriageway subject to a 30mph speed limit which provides access to the north-west of Banbury and also to the M40 via Ruscote Avenue and Hennef Way.

### ***Oxford Road***

B4.11 Oxford Road (A4260) provides a key strategic link into the centre of Banbury for the south eastern housing areas and villages to the south of Banbury.

### ***South Bar Street***

B4.12 South Bar Street (A361) is a continuation of Oxford Road and heads towards the main centre. Continuing along Horsefair and Southam Road provides access to Hennef Way and the M40.

### ***Upper Windsor Street***

B4.13 Upper Windsor Street (A4260) provides an alternative access to the main centre, skirting Banbury's eastern side, and also the railway station and the M40.

### ***Wykham Lane***

B4.14 Wykham Lane is rural in nature. Wykham Lane links Bloxham Road and Oxford Road and is often used as a short cut creating a rat run through Bodicote.

### **Infrastructure provided with the development**

B4.15 As part of the development the following transport infrastructure/infrastructure will be provided:

- The site access has been designed to provide a safe and convenient access into the site and to cater in terms of capacity with the traffic generated by the project and the expected traffic levels on Bloxham Road in 2022;
- Signalisation of the Bloxham Road / Queensway junction giving improvements in capacity and pedestrian improvements;
- Bloxham Road / South Bar / Oxford Road – provision of a longer left turn lane on Bloxham Road and a left turn flare on Oxford Road north into Bloxham Road and signal staging improvements;

- The 30mph traffic limit on Bloxham Road will be extended to the south of the Bloxham Road / Wykham Lane junction.
- All community facilities will be provided with high quality secure cycle parking facilities close to the main access to the buildings / facilities.

### **Potential impacts and significance**

#### **Construction Phase Impacts**

B4.16 The Project will be market driven and hence it has not been possible to quantify the number of movements of construction related vehicles on a daily or weekly basis due to uncertainties over timescales of construction. However, as part of any Construction Management Plan and as a matter of best practice construction deliveries are likely to be limited to certain hours of the day and specific appropriate Construction Routing Agreements are likely to be made with Oxfordshire County Council. The construction period will be short term and its overall significance is therefore reduced. Due to the nature of the construction process there is likely to be a temporary minor adverse effect.

#### **Residual Impacts**

B4.17 There will be an increase in traffic when compared to current traffic levels experienced on the local highway network. With the proposed junction improvements and other mitigation measures including junction improvements and the implementation of Travel Plans the anticipated traffic movements can be accommodated in capacity and safety terms on the surrounding highway network. The proposed junction improvements and other measures will improve the operation of the highway network in capacity and safety terms when compared with the Base Scenarios. The residual impact of the increase in vehicle movements on the local highway network brought about by the operation of the Project will be negligible.

B4.18 The construction of high quality, safe and convenient pedestrian routes within the site linking into Banbury's existing pedestrian and cycling network along with pedestrian improvements at the Bloxham Road / Queensway junction will have a moderate beneficial residual effect on walking and cycling.

B4.19 The provision of a diverted local bus service providing additional patronage and the provision of quality bus shelters within the site will have a moderate beneficial residual effect on public transport.

### ***Cumulative Impacts***

B4.20 The traffic flows indicate a small increase in overall traffic volumes in the vicinity of the development site as a result of the cumulative development. As such the development will have a small impact upon the local highway network, and upon overall journey times and non-motorised users in the area.

### **Mitigation measures**

B4.21 The TA outlines that the local transport infrastructure provides adequate capacity to accommodate the development. The development will also be implemented with a Travel Plan, which will influence the way in which employees and visitors travel, encouraging them to use public transport, walking and cycling facilities.

B4.22 The Project ensures, through the delivery of junction improvements, that the impact of the vehicle traffic generated is mitigated. The Forecast scenarios (with committed traffic and development traffic) show that with the delivery of the improvements that the junctions operate with more capacity than in the Base scenarios (only committed traffic).

B4.23 As a matter of best practice construction deliveries are likely to be limited to certain hours of the day and specific appropriate Construction Routing Agreements are likely to be made with Oxfordshire County Council. The construction period will be short term and its overall significance is therefore reduced.

B4.24 The proposed site will deliver the following measures in the vicinity of the development site:

- Bus services to serve the proposed site;
- Cyclist and pedestrian linkages within and through the site;
- Junction and Highway improvements.

## **B5 AIR QUALITY**

B5.1 This chapter of the ES assesses the potential air quality impacts associated with the proposed development at Wykham Park Farm. An assessment has been undertaken to assess the potential air quality impacts of dust arising from the construction phase of works. Air dispersion modelling has also been carried out to assess the potential air quality impact of development generated traffic.

### ***Construction phase***

B5.2 The construction phase assessment has been undertaken to determine the risk and significance of dust effects from earthworks and construction activities from the proposed development. The assessment has been undertaken in accordance with the guidance on assessing the impacts of construction phase dust published by the Institute of Air Quality Management.

B5.3 The risk of dust effects is considered to be a low to high risk category (depending on distance from receptors) for earthworks and construction activities and a high risk category for dust emissions from vehicles leaving the site on the public highway. Site specific mitigation measures will therefore need to be implemented at the site.

B5.4 The significance of the dust effects has been assessed by taking into account the sensitivity of the local area and the risk that the activities might give rise to dust effects. The local area is considered to be of low sensitivity. With the site specific mitigation measures outlined in the ES in place, the significance of dust effects for earthworks and dust on roads are considered to be negligible.

### **Operational phase assessment – road traffic emissions**

B5.5 Air quality at six representative existing sensitive receptor locations has been considered in the air quality assessment. The existing receptor locations are all considered to be moderately sensitive in accordance with the criteria detailed in the ES.

B5.6 The air quality assessment indicates that the proposed development generated traffic will have a negligible impact on the majority existing sensitive receptor locations in both 2017 and 2022. Measures to mitigate road traffic emissions are not therefore considered necessary.

## **B6 NOISE**

- B6.1 This chapter assesses the noise and vibration impacts of the proposed Wykham Park Farm development. It considers the potential impacts generated by the earthworks, construction phase and operational phases of the proposed development.
- B6.2 To establish baseline noise levels, at a number of sensitive receptors and across the proposed development, noise surveys have been carried out. In addition, the future traffic noise levels at a number of sensitive receptor locations have been predicted using computer modelling.
- B6.3 The activities carried out during the earthworks and construction phase of the development may have the potential to generate short term increases in noise levels above the recommended noise limits, set in accordance with current guidance, at existing sensitive receptors surrounding the site.
- B6.4 To minimise the potential impact of construction works mitigation measures would be put in place. These will include restrictions on working hours, the implementation of temporary screening and best working practice where possible.
- B6.5 With the implementation of best working practice and restriction on working hours, the noise impacts of earthworks and construction phases should be negligible.
- B6.6 The changes in road traffic noise due to the development generated traffic have been assessed at a number of both existing and proposed sensitive receptors. The assessment confirms the increase in road traffic noise in 2017 and 2022 at the existing sensitive receptors modelled will be below the threshold of perception and is therefore considered to be negligible. Mitigation measures are not therefore required.

### *Proposed Sensitive Receptors and Noise*

- B6.7 The proposed noise sensitive areas of the development, i.e. the residential areas and primary school sites, will be subjected to noise from existing and proposed sources. The dominant source of existing noise at the sensitive areas of the proposed development is road traffic on the A361. In addition to the existing sources of noise, development generated vehicle movements on the local road network have the potential to increase

noise levels across the proposed development.

- B6.8 A noise survey and noise modelling has been carried out to determine the noise levels, at the noise sensitive areas of the development, once operational. The results of the baseline noise survey and noise modelling indicate that the noise levels at the proposed development should not be a determining factor in granting planning permission in accordance with current guidance. However, mitigation measures will need to be incorporated into the site design to ensure that the required external daytime, and internal daytime and night-time noise levels, are achieved at residential areas and the proposed school sites.

*Operational Noise and Sensitive Receptors*

- B6.9 A detailed noise assessment will be required for each unit once the proposed activities are known. This will take into account actual levels of activity and plant and recommendations will be made for mitigation as appropriate.

**B7 ECOLOGY AND WILDLIFE**

- B7.1 This section of the ES is an ecological impact assessment of the proposed development at Wykham Park Farm and the cumulative effects with regard to future proposed development in the locality.
- B7.2 Baseline information has been gathered from consultations with statutory and non-statutory nature conservation bodies and from flora and fauna surveys of the site.
- B7.3 There are no international or national or other statutory designations on or adjacent to the site. The nearest site of nature conservation is the non-statutory site; Bretch Local Wildlife Site, which is situated approximately 1.2 km to the north-west of the site. Therefore no direct or indirect impacts are anticipated on this non-statutory designation as a result of the proposed development.
- B7.4 The majority of the site comprises arable land. The most notable ecological features are the network of hedgerows and associated ditches, woodland and mature/semi-mature trees.

- B7.5 The majority of the hedgerows will be retained within the proposed development, maintaining a network of wildlife corridors and continuity with open space and other retained habitats. Hedgerows and woodland which are retained will be managed to improve their nature conservation value and the areas of public open space will be enhanced through use of native tree and shrub planting and wild flower seed mixes. Aquatic habitat will result through the creation of small ponds and other surface water attenuation features and SuDS.
- B7.6 There will be direct loss of a stand of Douglas Fir however there will be new structure landscaping within the development which will compensate for this loss.
- B7.7 Retained habitats will be appropriately protected during construction works. The drainage schemes proposed will help prevent degradation in the water quality of the ditches. The cessation of agricultural production in the area is likely to improve the water quality in these watercourses.
- B7.8 Breeding birds and foraging bats use the site, in addition to other fauna such as badger and brown hare with limited habitat for amphibians, invertebrates and common reptiles. Measures are included to mitigate for the potential adverse impacts on these groups and to provide new habitat within the site which will be beneficial to these species.
- B7.9 Residual impacts which will remain after mitigation will include an increased risk of predation on bats and birds by cats, increased risk of road mortality for wildlife entering roads, reduction in some bird species and brown hare populations within the site and beneficial impacts on bats, birds, invertebrates, amphibians, common reptiles and other wildlife species as a result of habitat creation and enhancement measures and improvement of water quality in the watercourses.

## **B8 LANDSCAPE AND VISUAL IMPACT ASSESSMENT**

- B8.1 This section of the ES identifies and assesses the significance of the likely landscape and visual impacts of the proposed development on the site and surrounding area.

- B8.2 Landscape effects associated with a development relate to changes to the fabric, character and quality of the landscape and how it is experienced.
- B8.3 Visual effects relate closely to landscape effects, but are concerned with changes in views. Visual assessment concerns people’s perception and response to changes in visual amenity. Effects may result from new landscape elements that cause visual intrusion or new features that obstruct views across the landscape. Both landscape and visual effects can be positive, negative or neutral. Neutral views are where beneficial and adverse impacts cancel each other out, or the changes are neither beneficial nor adverse.
- B8.4 A landscape and visual assessment was carried out, following current recommendations and guidance.
- B8.5 It has been assumed that the development will be well and appropriately designed and detailed, topography will be altered as little as possible, the majority of the site’s existing vegetation will be retained and strengthened, and include significant internal and peripheral tree planting including buffer corridors to boundary footpaths and low density and heavily planted development fronting rural boundaries.
- B8.6 With regard to significance, the development will cause a slight adverse landscape impact. This is because the proposals, although developing a previously undeveloped site, will retain the site’s essential topography and the majority of its vegetation.
- B8.7 The site is generally discreet in the wider landscape, with significant views of the site restricted to close receptors. The main impacts on views will be from Salt Way, Crouch Hill, site footpaths and Bloxham Road, where impacts will vary between moderate and severe adverse. The adverse impact on views could be reduced to neutral as planting matures, but visual impacts will remain severe, because the changes are so dramatic.

## **B9 ARCHAEOLOGY AND CULTURAL HERITAGE**

- B9.1 This section of the ES sets out the archaeological and historical background of the Wykham Park Farm area and provides an evaluation of the significance of the heritage assets within the site. Potential impacts to identified heritage assets are established,



their significance assessed and appropriate mitigation measures for reducing these potential impacts are proposed where relevant.

- B9.2 Consultation undertaken with the Oxfordshire Historic Environment Record and the review of information from English Heritage data sets has established that there are no designated heritage assets within the boundary of the site. However 44 Listed Buildings and one Conservation Area are present within a 1km search area. The settings of designated heritage assets are a material consideration.
- B9.3 It has been established that no statutory designations will be physically impacted upon by the proposals. However three Grade II Listed Buildings may experience setting impacts of slight to moderate adverse significance. These comprise Wykham Farmhouse (reference 1046877), and building ranges at Wykham Park (references 1283504 and 1391357).
- B9.4 In respect of buried archaeological remains it has been established that a potential exists for buried archaeological remains, in-particular prehistoric remains dating to the Iron Age and Neolithic periods, although remains dating to other periods cannot be ruled out.
- B9.5 A geophysical survey has been undertaken by Wardell Armstrong Archaeology. The results of the geophysical survey will, in consultation with the Development Control Archaeologist, inform on the necessity of further archaeological fieldwork. It is considered that this could be carried out as a condition to planning consent.

## **B10 WASTE AND RECYCLING**

- B10.1 This chapter of the ES considers the likely generation of waste through the construction phase and the proposed land uses of the development.
- B10.2 Throughout the development of the site, sustainable waste management and construction methods that demonstrate good practice and legislative compliance will be encouraged.

- B10.3 The proposed development will generate industrial wastes which will require disposal and in an appropriate way in accordance with the Waste Management Hierarchy. Detailed design of the individual parts of the development will take into account relevant guidance when considering waste management.
- B10.4 There will be small adverse impact on the availability of landfill capacity, as a result of the disposal of non-recyclable wastes from the development. This impact will include a reduction in the total landfill space available for other wastes. Wastes materials from the development are likely to be disposed of to landfills in the local area with any residual hazardous materials taken further afield to adjoining counties. The impact is therefore likely to have effect at local or district scale rather than a regional level. As a result of the mitigation measures which will be applied, the impacts on local landfill availability are likely to be relatively minor overall. The use of landfill capacity for non-recyclable wastes from the development is not reversible and therefore will have a long-term impact on the overall availability of landfill capacity in the area.
- B10.5 With the planned projects in place it is anticipated that the impact of the proposed development on the County's ability to handle the recyclable and recoverable wastes generated by the proposed will be negligible.

## **B11 PUBLIC UTILITIES AND SERVICES**

- B11.1 The provision of public utility services for the development has the potential to cause adverse environmental effects therefore service strategies have been investigated and discussed with potential suppliers in order to quantify these effects. In some instances the final technical solutions have yet to be determined and in these cases it has not been possible to identify the extent of off-site works.
- B11.2 Western Power Distribution (WPD) records show a significant amount of 11kV overhead and underground cables, pole mounted transformers and 400V overhead and underground cables within and around the site boundary. There are also two trunk mains shown on Thames Water records which run through the site.
- B11.3 Investigations with public utility service providers have determined that it is anticipated that suitable levels of supply to the proposed Wykham Park Farm site can be achieved

for all key services. Work is continuing to determine the most suitable arrangement to achieve connection to the site. There is likely to be electrical infrastructure within the site which may need to be diverted to allow development. Upstream-reinforcement is also likely for the electrical infrastructure and will be confirmed with WPD at the detailed design stage. In most instances connections to services require only short extensions to the existing network.

B11.4 It is anticipated that the off site work required to reinforce the key public utility service networks will have no significant environmental impact.

## **B12 SOCIO-ECONOMIC EFFECTS**

B12.1 This chapter of the ES considers the way in which the proposed development has the potential to affect local socio- economic issues.

B12.2 The proposals will primarily have the capacity to provide up to 1,000 new dwellings, will contribute to the housing/affordable housing needs as identified in the Councils housing needs assessment and will make a significant contribution to Cherwell's 5 year housing land supply

B12.3 The assessment of the socio economic impact of the outline application means assessing the appropriateness of the current facilities and provision in its ability to properly support the new population at WPF and deciding if there is a suitable balance between homes and jobs achieved on site. No long term adverse impacts are anticipated as a result of the application proposal.

B12.4 The site will include new places of employment, a new primary school, local shops and community facilities which can be used by the planned residents of the site and those residents in the neighbouring settlement of Bodicote and Easington.

B12.5 The mix of uses proposed will provide for the day to day needs for the residents and will reduce their need to travel.

### **B13 SUSTAINABILITY AND CLIMATE CHANGE**

- B13.1 This chapter of the ES considers the approach to sustainability and potential impacts associated with climate change and how the proposed development is designed to adapt to /mitigate these impacts.
- B13.2 The development will be served through the implementation of a sustainable travel plan and the aspiration is to reduce energy consumption and energy waste at source. The proposals will enhance biodiversity through the retention of existing hedgerows and through the mitigation measures proposed including significant areas of structured landscape planting.
- B13.3 At the reserved matters stage a Sustainability Statement will be provided and will address all matters as required.
- B13.4 It is considered that overall, the scheme will meet the Government’s objectives on sustainable development and meets national and local economic, environmental and social policies and considers adaptation and mitigation measures to minimise adverse impacts relating to climate change.

## **C CONCLUSIONS**

### **INTRODUCTION**

- C1.1 The assessment of potential environmental effects of the proposed development in part B of the Environmental Statement identifies a range of both adverse and beneficial effects.

### **LAND USE, AGRICULTURE AND SOILS**

- C1.2 The permanent loss of best and most versatile quality agricultural land is considered a high adverse impact. Best and most versatile quality land is widespread in the area around Banbury and the loss of this agricultural land should be considered against the potential positive socio-economic benefits brought about by the development.

### **GEOLOGY AND GROUND CONDITIONS**

- C1.3 Detailed design of the development and management of the construction phase of the development will minimise the impact on the ground. This will include consideration of the hydrogeological regime at the site along with design to ensure that the development does not adversely affect the underlying strata. Management of the construction with appropriate materials handling and waste minimisation will also reduce the potential for impact on the ground.
- C1.4 It is considered that following development of the site with appropriate precautions there will not be significant residual effects related to the ground conditions at the site.

### **WATER RESOURCES**

- C1.5 The assessment has concluded that providing the recommended mitigation measures are adopted during the construction and operation of the proposed Wykham Park Farm development, the significance of the residual impact will be minor adverse on the water environment due to the negligible impact of the sewerage infrastructure on a receptor of major value.

## **TRAFFIC AND ACCESS**

- C1.6 Whilst measures have been designed to mitigate the effects of the Project there will be an inevitable overall increase in traffic levels compared with expected levels in 2017 and 2022. It is concluded in the TA that with appropriate mitigation measures the local network would have the capacity to absorb this without causing any detrimental effect. The site is located in a sustainable location with access by public transport, walking and cycling to a wide range of local services and facilities and offers good opportunities for travel by sustainable modes of transport. The design of the Project, the measures introduced to encourage cycling, walking and the use of public transport and the proposed mitigation measures will mean that the Project will bring about a minor beneficial effect on the environment in terms of traffic and transport.

## **AIR QUALITY**

- C1.7 Site specific dust mitigation measures will be implemented at the site during the construction phase. With the site specific mitigation measures in place, the significance of dust effects construction are considered to be negligible.
- C1.8 To summarise, the air quality assessment indicates that the proposed development generated traffic will have a negligible impact on the majority of existing sensitive receptor locations in both 2017 and 2022. The air quality assessment also predicted pollutant concentrations at two proposed sensitive receptor points within the proposed development. It is not considered necessary to recommend measures to mitigate road traffic emissions.

## **NOISE AND VIBRATION**

- C1.9 During construction activities the overall noise and vibration impact at existing noise-sensitive premises will be insignificant. Appropriate measures to minimise noise levels and vibration at the completed development have been proposed and will be taken account of at the detailed design stage.
- Road Traffic Noise and Sensitive Receptors*
- C1.10 The changes in road traffic noise due to the development generated traffic have been assessed at a number of both existing and proposed sensitive receptors.

Mitigation measures are not therefore required.

*Proposed Sensitive Receptors and Noise*

- C1.11 The proposed noise sensitive areas of the development, i.e. the residential areas and primary school sites, will be subjected to noise from existing and proposed sources. The dominant source of existing noise at the sensitive areas of the proposed development is road traffic on the A361. In addition to the existing sources of noise, development generated vehicle movements on the local road network have the potential to increase noise levels across the proposed development. Mitigation measures will need to be incorporated into the site design to ensure that the required external daytime, and internal daytime and night-time noise levels, are achieved at residential areas and the proposed school sites.

*Operational Noise and Sensitive Receptors*

- C1.12 A detailed noise assessment will be required for each unit once the proposed activities are known. This will take into account actual levels of activity and plant and recommendations will be made for mitigation as appropriate.

**ECOLOGY AND WILDLIFE**

- C1.13 There will be no direct or indirect impacts anticipated on any statutory or non-statutory designated sites as a result of the proposed development.
- C1.14 The majority of the site comprised arable land. The most notable ecological features are the network of hedgerows and associated ditches, woodland and mature/semi-mature trees.
- C1.15 The majority of the hedgerows will be retained within the proposed development, maintaining a network of wildlife corridors and continuity with open space and other retained habitats. Hedgerows and woodland which are retained will be managed to improve their nature conservation value and the areas of public open space will be enhanced. Aquatic habitat will result through the creation of small ponds and other

surface water attenuation features. There will be new structure landscaping within the development which will compensate for this loss.

- C1.16 Breeding birds and foraging bats use the site, in addition to other fauna such as badger and brown hare with limited habitat for amphibians, invertebrates and common reptiles. Measures are included to mitigate for the potential adverse impacts on these groups and to provide new habitat within the site which will be beneficial to these species.

#### **LANDSCAPE AND VISUAL IMPACT**

- C1.17 The site is generally discreet in the wider landscape, with significant views of the site restricted to close receptors. The main impacts on views will be from Salt Way, Crouch Hill, site footpaths and Bloxham Road, where impacts will vary between moderate and severe adverse. The adverse impact on views could be reduced to neutral as planting matures, but visual impacts will remain severe, because the changes are so dramatic.

#### **ARCHAEOLOGY AND CULTURAL HERITAGE**

- C1.18 It has been established that no statutory designations will be physically impacted upon by the proposals. However three Grade II Listed Buildings may experience setting impacts of slight to moderate adverse significance.
- C1.19 A potential exists for buried archaeological remains, in-particular prehistoric remains dating to the Iron Age and Neolithic periods, although remains dating to other periods cannot be ruled out.
- C1.20 A geophysical survey has been undertaken by Wardell Armstrong Archaeology. The results of the geophysical survey will, in consultation with the Development Control Archaeologist, inform on the necessity of further archaeological fieldwork. It is considered that this could be carried out as a condition to planning consent.



### **WASTE AND RECYCLING**

- C1.21 There will be small adverse impact on the availability of landfill capacity, as a result of the disposal of non-recyclable wastes from the development. As a result of the mitigation measures which will be applied, the impacts on local landfill availability are likely to be relatively minor overall.
- C1.22 It is anticipated that the impact of the proposed development on the County's ability to handle the recyclable and recoverable wastes generated by the proposed development will be negligible.

### **SOCIO-ECONOMIC EFFECTS**

- C1.23 The proposed development which is the subject of this assessment will have long term significant impact on the local economy. The proposals will primarily have the capacity to provide up to 1,000 new dwellings, will contribute to the housing/affordable housing needs.
- C1.24 The assessment of the socio economic impact of the outline application means assessing the appropriateness of the current facilities and provision in its ability to properly support the new population at WPF and deciding if there is a suitable balance between homes and jobs achieved on site. No long term adverse impacts are anticipated as a result of the application proposal.
- C1.25 The site will include new places of employment, a new primary school, local shops and community facilities which can be used by the planned residents of the site and those residents in the neighbouring settlement of Bodicote and Easington.
- C1.26 The mix of uses proposed will provide for the day to day needs for the residents and will reduce their need to travel.

### **PUBLIC UTILITY SERVICES**

- C1.27 It is anticipated that the arrangements for appropriate levels of supply to the proposed development can be achieved for all key services without significant impact on the environment.

## **SUSTAINABILITY AND CLIMATE CHANGE**

C1.28 A Sustainability Statement will be prepared at the reserved matters stage to address the sustainable construction of the development.

C1.29 It is considered that overall, the scheme will meet the Government's objectives on sustainable development and meets national and local economic, environmental and social policies and considers adaptation and mitigation measures to minimise adverse impacts relating to climate change.

## **MITIGATION MEASURES**

C1.30 In each case where adverse environmental effects of the proposed development have been identified, measures to avoid or mitigate these effects have been identified and described. The principal mitigation measures included in the development proposals and recommended in the ES are summarised in Table C1.1 in the ES.

## **RESIDUAL EFFECTS**

C1.31 The principal environmental effects of the proposed development after the implementation of the mitigation measures which have been identified and proposed, that is the "residual environmental effects" of the proposed development, are summarised in Table C1.2 overleaf.

**Table C1.2 – Environmental Residual Impacts Summary**

Topic Area	Description of impact	Geographical level of Importance of Issue					Impact	Duration	Significance of residual effects
		I	N	R	D	L			
<b>B1 Land use and soils</b>	Loss of agricultural land of ALC grade 2 and subgrade 3a.		N				Adverse	Lt, IR	Not significant
	Damage to soils during construction operations					L	Adverse	Lt, IR	Minor
	Loss of soils during construction operations					L	Adverse	Lt, IR	Minor
<b>B2 Geology, Minerals and Ground Conditions</b>	Human (construction)					L	Adverse	St, R	Negligible
	Human (occupation)					L	Adverse	Lt, IR	Negligible
	Surface water				D		Adverse	Lt, IR	Negligible
	Ground water				D		Adverse	Lt, IR	Negligible
	Built development					L	Adverse	Lt, IR	Negligible
<b>B3 Water Resources</b>	Sediment pollution from construction activities					L	Adverse	St, IR	Moderate
	Release of contaminating materials during construction					L	Adverse	St, IR	Moderate
	Increased overland flow increasing flood risk within the site during construction					L	Adverse	St, R	Major
	Polluting materials from the development (i.e. vehicle movements etc)					L	Adverse	Lt, R	Moderate
	Decreased input of nutrients as land no longer used for agriculture					L	Beneficial	Lt, R	Minor
	Creation of Preferential pathways and derogation of water quality					L	Adverse	Lt, R	Moderate
	Increased loading of foul flows on public sewerage system				D		Adverse	Lt, R	Minor
	Increased pressure on limited water resource if sourced locally				D		Adverse	Lt, IR	Major
	Extension and enhancement of new ditch/watercourse/Swale					L	Beneficial	Lt, R	Minor

Topic Area	Description of impact	Geographical level of Importance of Issue					Impact	Duration	Significance of residual effects
		I	N	R	D	L			
<b>B4 Traffic and Access</b>	Local Road Network – Construction traffic potential disruption during off-site highway/site access improvements					L	Adverse	St, R	Minor to Negligible
	Travel by public transport and sustainable modes				D		Beneficial	Lt	Moderate
	Highway improvements				D		Beneficial	Lt	Moderate
	Public Rights of Way					L	Adverse	St, Rv	Moderate-Major
	Increase in Vehicle movements on local highway				D	L	Adverse	Lt, IR	Negligible
<b>B5 Air Quality</b>	Dust and air emissions during construction					L	Adverse	St, R	Negligible
	Post construction effects on human health from air emissions					L	Adverse	Lt, IR	Negligible significant
<b>B6 Noise and vibration</b>	Construction noise and vibration – Noise from Enabling Works and Construction					L	Adverse	St, R	Moderate
	Effects of changes in road traffic noise levels at sensitive receptors in the vicinity					L	Adverse	Lt, IR	Minor – Negligible
	Employment and building plant noise					L	Adverse	Lt,R	Minor
	Post construction effects of road traffic on proposed development					L	Adverse	Lt, IR	Minor
<b>B7 Ecology and Wildlife</b>	Habitat Loss - Arable					L	Adverse	Lt, IR	Negligible
	Habitat Loss - Hedgerows					L	Adverse	Lt, R	Negligible
	Habitats loss – Mature trees					L	Adverse	Lt, R	Negligible
	Indirect effects - Woodland					L	Adverse	Lt, R	Minor
	Hedgerow / Landscape planting					L	Beneficial	Lt, R	Minor
	Indirect effects on water quality -ditches					L	Adverse if pollution event	St, R	Minor – Major
					L	Beneficial –	Lt, R	At least minor	

Topic Area	Description of impact	Geographical level of Importance of Issue					Impact	Duration	Significance of residual effects
		I	N	R	D	L			
							improved water quality		
<b>B7 Ecology and Wildlife (cont)</b>	Creation of ponds/wetland habitat					L	Beneficial	Lt, R	Minor
	Amphibians – loss of foraging habitat/ harm/ disturbance					L	Adverse	Lt, R	Minor
	Creation of ponds and hibernacula					L	Beneficial	Lt, R	Minor
	Badgers – direct/indirect					L	Adverse	Lt, R	Minor – Moderate
	Bats – roosts					L	Adverse	Lt, R	Minor – Major
	Loss of foraging/ flightlines					L	Adverse	Lt, R	Minor
	Increased predation from cats					L	Adverse	Lt, IR	At least minor
	Birds – loss of breeding sites/ disturbance					L	Adverse	Lt, R	Minor
	Loss of feeding habitat					L	Adverse	Lt, R	Minor
	Increased predation by cats					L	Adverse	Lt, IR	At least minor
	Brown hare – loss of foraging /disturbance					L	Adverse	Lt, IR	Minor - Moderate
	Invertebrates					L	Adverse – if pollution event	St, R	Minor
						L	Beneficial	Lt, IR	At least minor
Reptiles – loss of limited habitat					L	Adverse	Lt, R	Minor	

Topic Area	Description of impact	Geographical level of Importance of Issue					Impact	Duration	Significance of residual effects
		I	N	R	D	L			
	Harm / disturbance								
<b>B8 – Landscape and Visual Impacts</b>	Visual impacts - appropriate planting along the Salt Way and Bloxham Road					L	Adverse	Lt, R	Moderate
	Replacement Structural landscape planting within proposed development					L	Beneficial	Lt, R	Moderate
	Views from public footpaths					L	Adverse	Lt, IR	Major
	Visual Impact				D	L	Adverse	Lt, IR	Minor – Major
<b>B9 Archaeology and Cultural Heritage</b>	Damage to/loss of potential buried remains	U	U	U	U	U	Adverse	Lt, IR	To be confirmed by archaeological evaluation
	Setting of listed buildings		N	R			Adverse	Lt, R	Minor - Moderate
	Retention of hedgerows					L	Beneficial	Lt	Minor
	Information			R			Beneficial	Lt	Moderate
<b>B10 Waste and Recycling</b>	Disposal of waste during construction				D		Adverse	Lt, IR	Minor
	Disposal of waste from the completed development				D		Adverse	Lt, IR	Minor
<b>B11 Public Utilities and Services</b>	Impacts on existing services					L	Adverse	Lt, IR	Minor
<b>B12 Socio Economic</b>	<i>Construction Stage Impacts</i>								
	Employment				D	L	Beneficial	ST	Major
	Economic				D	L	Beneficial	ST	Minor
	<i>Operational Stage Impacts</i>								
	Housing – 1,000 dwellings			R	D	L	Beneficial	Lt	Major
	Demographics – 1,000 new households				D	L	Beneficial	Lt	Minor
	Economic impacts				D	L	Beneficial	Lt	Major
Demand on Healthcare				D	L	Neutral	St	Minor	

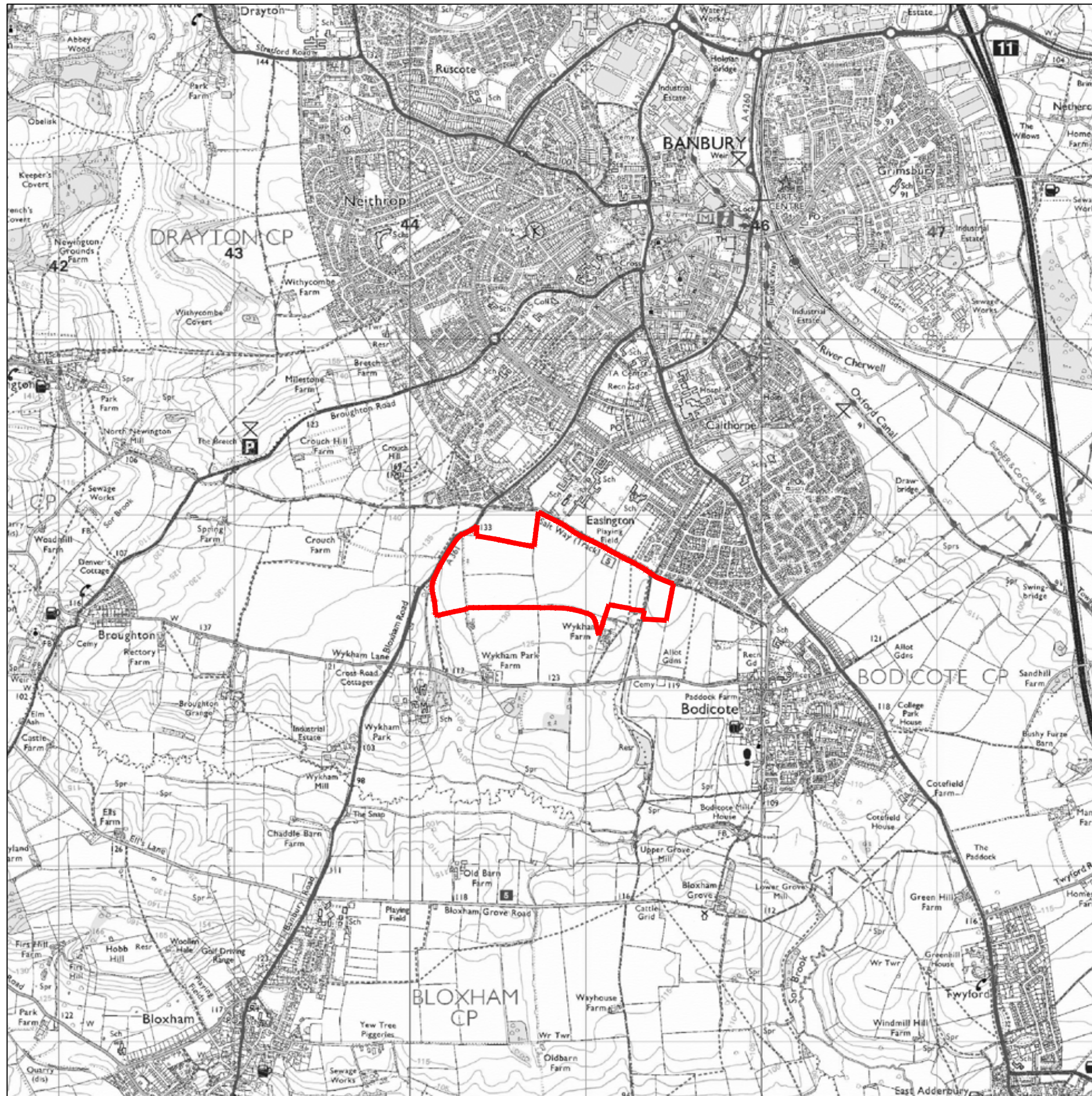
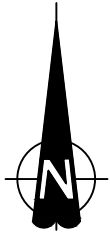
Topic Area	Description of impact	Geographical level of Importance of Issue					Impact	Duration	Significance of residual effects
		I	N	R	D	L			
	Facilities								
	Demand on Education provision – Early Years				D	L	Beneficial	Lt	Minor
<b>B12 Socio Economic</b>	Demand on Education provision – Primary Schools				D	L	Beneficial	Lt	Major
	Demand on Education provision – Secondary Schools				D	L	Adverse	St	Major
	Provision of and Demand on Community Facilities				D	L	Beneficial	Lt	Minor
	Current provision and demand on open space				D	L	Beneficial	Lt	Minor
	Contribution to National Regional and Local Planning Objectives		N	R	D	L	Beneficial	Lt	Major
	Cumulative Impact – Demand on services/facilities					L	Adverse	St	Minor
<b>B13 Sustainability and Climate Change</b>	Meeting National Targets for sustainability				D	L	Beneficial	Lt, IR	Moderate

**KEY**

I = International                      St = Short term  
N = National                              Lt = Long term  
R = Regional                              Rv = Reversible  
D = District                                IR = Irreversible  
L = Local  
U = Unknown

## **DRAWINGS**





DO NOT SCALE FROM THIS DRAWING

**REFERENCE**

Site boundary

241  
240  
239  
238  
237  
236

442 443 444 445 446 447

A	PRELIMINARY	21/02/13	RJH	JLH	JLH
REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
CLIENT	GALLAGHER ESTATES				
PROJECT	WYKHAM PARK FARM				
DRAWING TITLE	SITE LOCATION				
DRG No.	A1.1	SCALE	1:25000 @ A3	DATE	25/09/12
DRAWN BY	CC	CHECKED BY	JLH	APPROVED BY	JLH
<input type="checkbox"/> STOKE-ON-TRENT	TEL 0845 111 7777	<input checked="" type="checkbox"/> CARDIFF	TEL 029 2072 9191		
<input type="checkbox"/> NEWCASTLE UPON TYNE	TEL 0191 232 0943	<input type="checkbox"/> LEIGH	TEL 01942 260101		
<input type="checkbox"/> WEST BROMWICH	TEL 0121 580 0909	<input type="checkbox"/> SHEFFIELD	TEL 0114 245 6244		
<input type="checkbox"/> LONDON	TEL 020 7287 2872	<input type="checkbox"/> EDINBURGH	TEL 0131 555 3311		
		<input type="checkbox"/> LIVERPOOL	TEL 0151 494 5431		



# ILLUSTRATIVE DEVELOPMENT FRAMEWORK



February 2013

JJG043 / 006 / E

1:10,000 @ A4

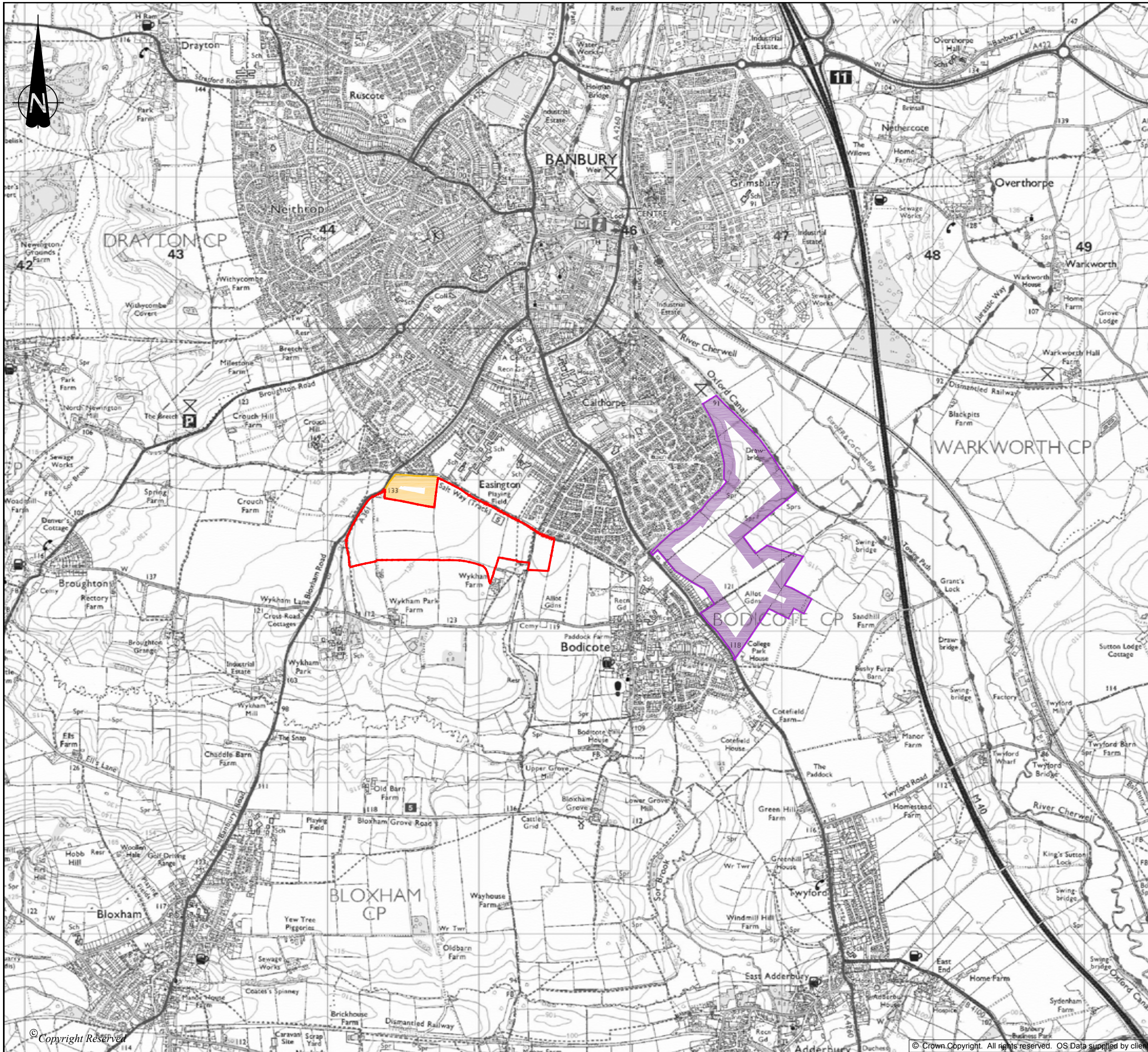
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Based on the Ordnance Survey's 1:50,000 map of 2012 with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright David Lock Associates, 50 North Thirteenth Street, Central Milton Keynes, MK9 3BP Licence number 10002253

## WYKHAM PARK FARM





DO NOT SCALE FROM THIS DRAWING

**REFERENCE**

- Site boundary \_\_\_\_\_
- Horgan Land / Land East of Bloxham Road (Plann App) \_\_\_\_\_
- Bankside / Longford Park (Consented) \_\_\_\_\_

A	PRELIMINARY	21/02/13	RJH	JLH	JLH

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
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CLIENT  
**GALLAGHER ESTATES**

PROJECT  
**WYKHAM PARK FARM**

DRAWING TITLE  
**LOCATION OF SITES FOR CUMULATIVE IMPACT ASSESSMENT**

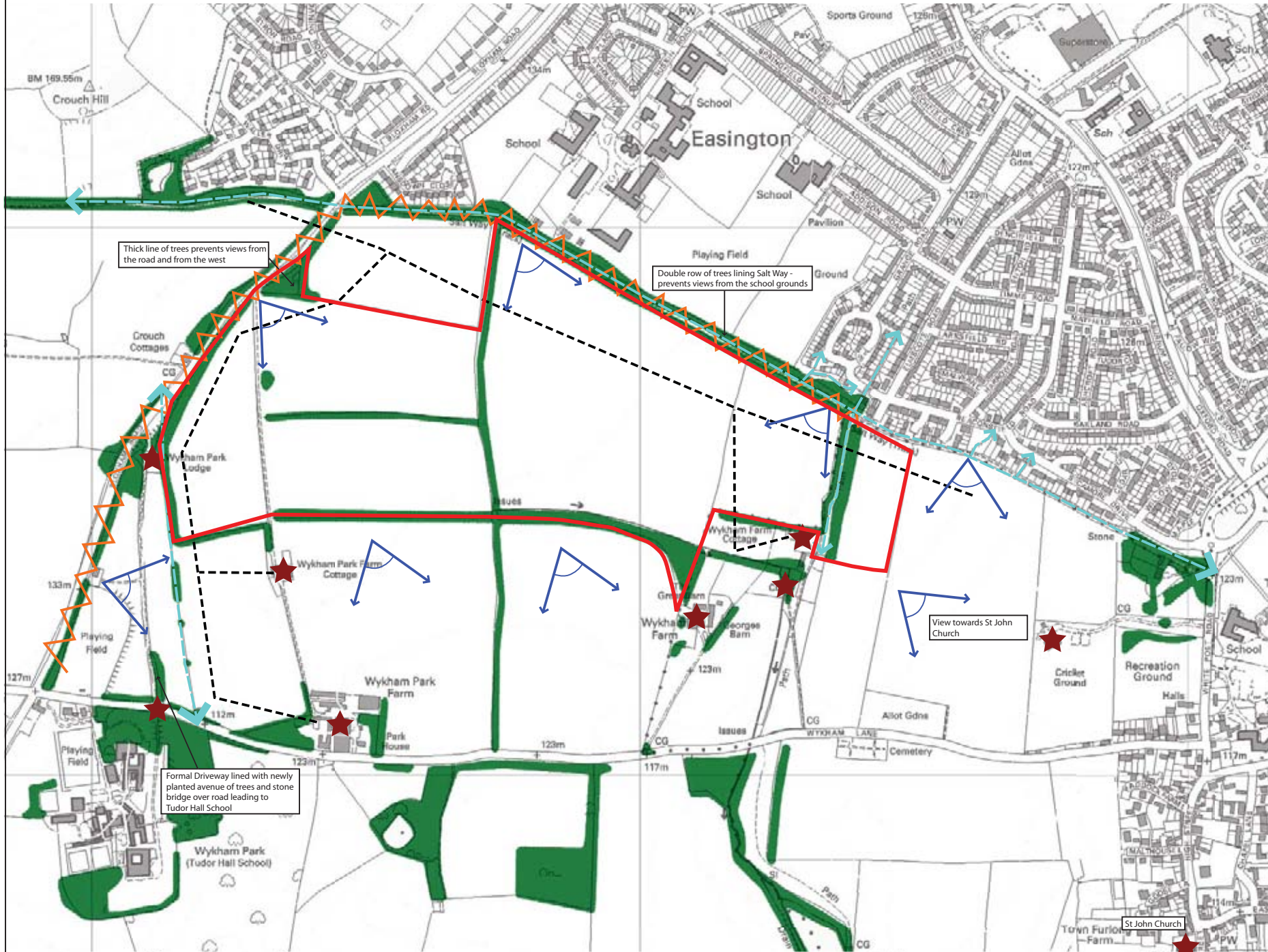
DRG No. <b>WM10671-A1.3</b>	SCALE <b>1:5000 @ A3</b>	DATE <b>26/09/12</b>
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DRAWN BY <b>RJH</b>	CHECKED BY <b>JLH</b>	APPROVED BY <b>JLH</b>
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- STOKE-ON-TRENT (HEAD OFFICE) TEL 0845 111 7777
- NEWCASTLE UPON TYNE TEL 0191 232 0943
- WEST BROMWICH TEL 0121 580 0909
- LONDON TEL 020 7287 2872
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- EDINBURGH TEL 0151 494 5431
- LIVERPOOL



# KEY SITE CONSTRAINTS

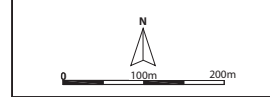


**NOTES**  
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**REVISION LIST**

Revision	Details	Rev Date
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- Land controlled by Gallagher Estates
- Landscape feature/element of interest to be retained
- Barriers of Views
- Approximate location of Electricity Poles
- Tree and thick areas of high hedgerow, important areas of vegetation
- Main Views
- Public Right of Way



**Wykham Park Farm**

**FIGURE 8  
KEY SITE CONSTRAINTS**

Date	Drawn	Disc'd	Approved	Scale	Rev
10/10/12	SL	SL	SH	NTS	-
			JJG043/017		

**WARDELL ARMSTRONG:**

22 Windsor Place,  
Cardiff,  
CF10 3BY

T: 02920 729191 F: 02920 387261 E: [CA@wardell-armstrong.com](mailto:CA@wardell-armstrong.com)

