

associated species and habitat surveys so that the impact of the development can be understood. Harm to biodiversity should first be avoided before mitigation is considered. The proposals should retain existing significant landscape features that are of ecological interest as well as reinforcing them through appropriate new features. Such an approach should be set out fully within an ecological report.

Flood Risk

The site lies within flood zone 1 as defined by EA flood modelling. There are no known existing critical drainage problems. However, due to the size of the proposed development a site-specific flood risk assessment should be submitted to demonstrate that the proposals would not increase flood risk locally or elsewhere. In line with the requirements of national policy as well as emerging policy ESD 7 of the SLP, sustainable drainage systems should be incorporated into the scheme and the FRA should set out how this would be achieved.

Conclusion:

I hope my comments are of use to you in deciding how to proceed from hereon. Notwithstanding some of the more detailed comments above, in my view it is essential that you engage in discussions with the proposed developer of the adjoining land to enable a comprehensive and fully integrated development to come forward in the interests of delivering a more successful urban extension to Banbury which should include agreement to provide pedestrian and vehicular access routes linking Bloxham Road with White Post Road. It is officers' intention that an indicative masterplan for the whole site be taken before a design review panel to ensure that the proposed access and general layout arrangements have taken the opportunities available to deliver sustainable high quality urban design.

Date of Report: 20/4/15

Case Officer: Matthew Parry

DISCLAIMER

The above advice represents the professional views of Council Officers and although given in good faith, it cannot prejudice any decision with the Council, as Local Planning Authority, may make at either Planning Committee or delegated officer level.

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Appendix B

Screening Request

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www.gladman.co.uk

Letter by Email Only

13 May 2015

Dear Sir/Madam

***Proposed Residential Development at land south of Salt Way, Banbury
Town and Country Planning (Environmental Impact Assessment) (England Wales) Regulations 2011:
Request for a Screening Opinion Pursuant to Regulation 5***

Revised EIA Screening Thresholds

Following on from the Government laying before Parliament that EIA screening thresholds are to be raised from areas exceeding 0.5 hectares to 5 hectares, and as of 6th April 2015 urban development projects will only need to be screened if;

- the area of the scheme is more than 5 hectares;
- it would provide a total of more than 1 hectare of development which is not dwelling house development; or
- the development includes more than 150 dwelling houses.

We refer to the above site and formally request the adoption of a Screening Opinion pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, for:

“Proposed outline application with means of access to be considered for residential development of up to 250 dwellings (use class C3), access, open space and associated infrastructure.”

In addition in accordance with Regulation 5(2), of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, we enclose a Site Location Plan (reference 2014-021/ 100) and set out below a brief description of the nature and purpose of the proposed development and its possible effects on the environment. This Screening Request considers these matters in full.

Site Location

The proposed application site is located to the south of the Salt Way, Banbury and comprises three agricultural fields with a number of mature trees and hedgerows which denote the boundaries of each of the fields. The site is presently in use predominantly as agricultural land. The site has an area of approximately 17.53 hectares.

Development Proposals

The proposals for the application site comprise a residential development comprising up to 250 no. dwellings, with associated access, landscaping and amenity space. The site would be accessed from White Post Road.

Directors: D J Gladman BA, K J Gladman MCSP, SRP, J M S Shepherd BSc, CEng, MIEE, G K Edwards DipTP, MRTPI

VAT Registration No. 677 6792 63

Registered Address: Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, Registration No. 3341567

It is intended that the application will be supported by a number of technical reports to assist the Local Planning Authorities determination of this application, these will include:

- Design and Access Statement;
- Landscape and Visual Appraisal;
- Transport Assessment;
- Flood Risk Assessment;
- Air Quality Assessment;
- Phase 1 Site Investigation Report;
- Foul Drainage Strategy;
- Noise Screening Assessment;
- Arboricultural Assessment;
- Ecological Appraisal;
- Archaeological Desk-Based Assessment; and,
- Supporting Planning Statement.

Determining whether Environmental Impact Assessment (EIA) is required

The determination of whether an assessment is required rests in the consideration of whether the development is:

- Schedule 1 development – in which case EIA is necessary; or
- Schedule 2 development – in which case EIA is necessary only if the development is likely to have significant environmental effects.

Guidance on assessing whether a development would have significant environmental effect is contained in Schedule 3 to the Regulations.

The proposed development does not meet any of the categories of development in Schedule 1 of the Regulations for which EIA is mandatory. It does, however, fall within Category 10(b) of Schedule 2 of the Regulations 'Urban Development Projects on sites exceeding 0.5ha'.

Accordingly it is necessary first to consider whether the development is located in a "sensitive area" as defined by the regulations and whether it is likely to have any significant effects on the environment.

The development is not located in a sensitive area, nor is there a high level of contamination. This is highlighted in the NPPG (Paragraph 4-057-20140306) which states, "when considering the thresholds, it is important to also consider the location of the proposed development."

The NPPG also sets out key issues to consider in relation to Category 10(b) development which may occur from development, these are noise, traffic and emissions. In regards to the proposed development we believe;

- **Traffic:** the Transport Assessment has concluded that the proposed residential development would have a minimal impact on the highway network.
- **Emissions:** An Air Quality report produced for the proposed development has concluded that the background pollutant concentrations are 'well below' the annual mean air quality objective, therefore any slight increase in pollutant concentrations due to additional traffic will not cause any quality objectives to be approached or exceeded at existing or proposed receptor locations.
- **Noise:** Additional road traffic generated by the development is likely to result in a small but imperceptible increase in noise levels at existing receptors.

In relation to the guidance set out in the NPPG and following the Schedule 3 criteria it is necessary first to consider whether the development is located in a “sensitive area” as defined by the Regulations and whether it is likely to have any significant effects on the environment.

Sensitive Area

The Regulations define sensitive areas as being:

- Sites of Special Scientific Interest (including their consultation areas);
- land to which Nature Conservation Orders apply, International conservation sites;
- National Parks, Areas of Outstanding Natural Beauty;
- World Heritage Sites; and,
- Scheduled monuments.

Having consulted the online Magic Map¹ it is confirmed the proposed development is not within a “sensitive area” for the purposes of environmental assessment as set out in the Regulations Nor is the Site defined within a “sensitive area” on the Local Plan proposals map.

Schedule 3 Selection Criteria

A simple consideration of high level sensitivity is not a robust consideration of the potential effects which could arise from any development. Schedule 3 of the EIA Regulations provides a selection criteria for Screening Schedule 2 development, which includes three broad categories:

1. The characteristics of the development;
2. The environmental sensitivity of the location; and
3. The characteristics of the potential impacts.

In considering the likelihood of effects arising, we consider it is appropriate at the Screening stage to consider the potential effectiveness of mitigation measures and the likelihood that mitigation can result in an effect not being considered to be significant².

1. The characteristics of the development

The proposed development is for a residential development of up to 250 units with access from White Post Road. As identified above we have instructed a number consultants to prepare technical surveys, initial information has been received on a number of matters, as a result we are able to confirm residential uses do not result in any significant emissions or waste, and do not involve processes which will introduce new pollutants, significant noise or any hazardous materials to the area. It is therefore our view that the characteristics of the development will not give rise to any likely significant effects on the environment.

In summary, we consider the proposed development does not require an EIA based on the above areas that would warrant an EIA.

¹ <http://www.natureonthemap.naturalengland.org.uk/> (last accessed 31/03/2015)

² This statement follows the logic of the *Bellway Southern v Gillespie* case of 2003, where it was held that all elements of a project, including the potential mitigation to be undertaken as part of that development, can form part of the consideration of whether an effect on the environment is likely or not and that if the remedial measures are “plainly established and plainly uncontroversial” then the case may not necessarily call for EIA.

2. The location of the development

Schedule 3 of the Regulations indicates that when assessing the environmental sensitivity of an area, particular regard must be had to:

- Existing land use;
- Relative abundance, quality and regenerative capacity of natural resources; and
- Absorption capacity of the natural environment.

The Site is currently used for agricultural purposes. The Arboricultural Report has confirmed that the majority of the existing trees are being retained with areas of public open space with proposed new tree planting which will increase tree cover of the site. The residential proposals will take account of the character of the existing residential development in relation to the Site, which is not particularly sensitive given residential use would be a compatible neighbouring use, and management of the construction process will ensure that no significant effects arise. In addition the proposals will provide appropriate landscape buffers to the northern and western boundaries to mitigate any potential landscape impacts to views beyond in the countryside.

The proposal would not have materially adverse (or positive) impacts upon natural resources in the area such that it would require EIA.

The impact of the proposed development on to the following areas is considered below:

- i. Wetlands – Not applicable.
- ii. Coastal Zones – Not applicable.
- iii. Mountain and forest area – Not applicable.
- iv. Nature reserves and parks – Not applicable.
- v. Classified areas – Not applicable.
- vi. Areas where environmental quality standards are exceeded - Not applicable
- vii. Densely populated areas - The site is located adjacent to the existing urban area of Banbury and the proposal will be of a character and density that is in keeping with the pattern and density of surrounding land uses and which will not adversely affect the capacity of the urban area surrounding it. The characteristics of likely effects on nearby residential uses is considered further below.
- viii. Landscapes of historical, cultural or archaeological significance – The site is not within a Conservation Area, and there are no listed structures on the site. There is nothing intrinsically important or special about the quality of the landscape on site.

The proposed development would have no impact on the above areas that would warrant an EIA.

3. The characteristics of any potential impact

Schedule 3 of the Regulations requires potentially significant effects to be considered having regard to: the extent of impact / geographical area of affect; any transfrontier effects; the magnitude and complexity of the impact; the probability of impacts; the duration, frequency and reversibility of such.

We consider that development of up to 250 dwellings is of a scale which can only be considered to be of local importance. The development is similar in nature to the surrounding housing and will not have any complex, hazardous or significant environmental effects which suggest that the area is not suitable for this type of development in environmental terms. There will be no trans-frontier effects arising from the development and the nature of effects likely to arise is considered further below.

We consider the following matters to be relevant to the environmental considerations of the proposals and the characteristics of any potential impact on these matters is set out below:

- **Arboriculture:** Mature trees and established hedgerows are located on the perimeter boundary of the site. The proposals would seek to retain these wherever possible and will also include new landscaping which will be designed to compensate for any trees lost as a result of the proposal.
- **Archaeology/Heritage:** A full Archaeological Evaluation has been carried out on the proposed site. Correspondence with the County Archaeologist has confirmed that a condition recommending a full archaeological excavation (probably in the form of a 'strip, map and sample excavation' that can take place during the ground works phase of construction work on-site) of the two archaeologically-sensitive areas (i.e. the higher ground near the allotments and the area in the south west corner of the site) should the intention be to construct housing and/or related infrastructure in these areas. At this stage, the applicant is proposing to locate a cricket pitch in the south western corner of the site, to comply with the policy requirements of Banbury 17.
- **Air Quality:** The site is not located within an Air Quality Management Area (AQMA) which suggests that relevant air quality objectives are not close to the national target values. Therefore it is not considered the impact of the proposals are likely to be significant.
- **Drainage and Flood Risk:** The Environment Agency Flood Map confirms that the entire site lies within Flood Zone I and is considered to be at a low risk of flooding. A site wide drainage system will be designed to ensure that run-off rates and discharge are limited to the existing rates with an allowance for climate change.
- **Ecology:** The site is not sensitive in ecological terms; however, the scheme design would include the retention where possible of any habitats which are potentially of value, including the existing trees and hedgerows. The scheme will also provide some new habitats, including landscaping, open space and garden areas. It is considered that if any protected species are using the site, then it should be possible to employ a range of tried and tested mitigation techniques to ensure that the relevant habitats or species are protected, replaced or relocated to a suitable area of the site which will not harm their inherent interest.
- **Highways and Transportation:** Given the scale of the proposed development, the impact of the proposed development in traffic, transport and highways terms is not considered to be significant. The site occupies a sustainable location within walking distance of shops, local schools, services and community facilities. The area is also not sensitive to traffic borne pollution and therefore no significant effect is likely.
- **Noise and Vibration:** The proposed development is not of a scale or nature that will create additional noise and/or vibration nuisance during the operational phase. The effects during the construction phase will be short term and will cease when construction ends. Best practice measures, including restricted hours of working and proper maintenance of plant and machinery, will assist with ensuring that construction stage noise does not cause a nuisance.
- **Sustainability / Energy:** The proposed dwellings will deliver high levels of energy efficiency in accordance with current Building Regulation requirements.

Conclusion

Having regard to the above consideration of the relevant criteria and thresholds set out and explained within the Regulations, it is evident that the proposal is not a Schedule 1 development but is considered to fall within those developments listed in Schedule 2 of the former EIA Screening thresholds.

The Site is not considered to be sensitive, and a review of the Site and location indicates that the chances of significant effects arising on this Site itself are minimal. The characteristics of the development are identical to adjacent land uses and receptors including nearby residents and the water and air environments, ecological receptors are either not affected by, or can be protected from, adverse effects using standard and commonly employed mitigation techniques.

The effects which are likely to arise from the proposed development have been considered and it is concluded that **none of the likely effects are considered to be significant to warrant EIA.**

In arriving at our conclusion we have had regard to the fact that the Council has agreed that larger greenfield schemes in the District, notably up to 400 dwellings on land to the west of the A361 Bloxham Road (14/00031/SO), did not constitute EIA development.

For the reasons set out above, the proposals are not considered to be of a scale or character that would be likely to have significant environmental effects on the environment.

This consideration of issues which may give rise to potential effects on the environment has highlighted matters where further detailed assessment would be appropriate to accompany any planning application on the Site. Nonetheless, these issues are not considered to be significant enough to require EIA and it is concluded that normal planning controls, with recommended mitigation techniques can be utilised to address these issues.

This letter takes into account the construction and operational phases of development and it is concluded that the proposal does not comprise "EIA development" as defined in the Regulations. We therefore request that the Local Planning Authority adopts a Screening Opinion to confirm that no ES is required. In accordance with Regulation 5(5) we look forward to hearing from you within the statutory period of 21 days from the date of this letter. **When replying, I would be grateful if you would confirm that you have the necessary authority to do so on behalf of the Council and provide a summary of your reasons.**

If you need any further information or assistance to enable the Council to address this request, please do not hesitate to contact me.

Yours sincerely,



Liam Ryder

Gladman Developments
01260 288912
l.ryder@gladman.co.uk

Enc: Site Location Plan

Mr Liam Ryder
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www.cherwell.gov.uk

Please ask for: Matthew Parry
Email: matthew.parry@cherwell-dc.gov.uk

Direct Dial: 01295 221837
Our Ref: 15/00040/SO

3rd June 2015

Dear Mr Ryder

Application Ref **15/00040/SO**

Location **Land South Of Salt Way, Banbury**

Proposal **Screening Opinion – Outline application with details of means of access for a development of up to 250 dwellings with associated infrastructure**

I write following receipt of your letter on 14th May 2015 which represented a formal request for the Local Planning Authority to adopt a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA). This letter constitutes the Screening Opinion of the Local Planning Authority for the proposed development under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

The Local Planning Authority considers that the proposal constitutes a Schedule 2 development by virtue of the proposed development being an urban development project falling within the definition of an Infrastructure Project as defined in Schedule 2, section 10(b) of the EIA Regulations 2011 (as amended) with the relevant applicable threshold exceeded (150 dwellings or a site area greater than 5ha). For the development to be considered an EIA development it would need to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location having regard to the criteria set out in Schedule 3 of the EIA Regulations. Government guidance on interpretation of the EIA Regulations is provided within the Planning Practice Guidance which superseded Circular 2/99 on 6th March 2014. The Local Planning Authority considers that the proposal is likely to have significant environmental effects for the purposes of the EIA Regulations and that the proposal constitutes EIA Development. A planning application would therefore need to be accompanied by an Environmental Statement that includes the information set out in Schedule 4 of the EIA Regulations.

The site is greenfield and forms part of an undeveloped gap separating Banbury from the village of Bodicote. The site constitutes part of a wider site allocation for residential development in the Council's Submission Cherwell Local Plan which is currently awaiting the outcome of its examination. The site is adjacent to the Salt Way, a historic trading route and now a public right of

way that is a locally designated heritage asset. It is also in relatively close proximity to the statutorily designated Bodicote Conservation Area and is known to feature Neolithic archaeological deposits. Whilst the site is in a locally designated Area of High Landscape Value it is relatively flat and does not feature in beautiful or dramatic sweeping landscape views and also lacks notable ecological, flood risk, contamination and natural landscape constraints though a newly designated local wildlife site incorporates hedgerows along the site's northern boundary. However, traffic flows and car parking congestion around the site have long been considered to be problematic and affect the safe and convenient movement of traffic as well as detract from the enjoyment and character of Bodicote village for its residents. Furthermore, as a result of significant new recent development in and around Banbury, local education services are stretched and Oxfordshire County Council has identified a clear need for new facilities in order to be able to accommodate additional residents without adversely affecting education services for existing residents. Nevertheless, taken together and taking account of the criteria for considering the location of development as set out in paragraph 2 of Schedule 3, the site and the immediate surrounding area is not considered to be of such environmental sensitivity that the impact of the proposed development alone on the environment would be likely to be significant.

However, Schedule 3 makes it clear that the size of the proposed development and its consequent potential impact needs to be considered cumulatively with other development. In this respect the PPG states in ID: 4-024-20140306 that *"local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development. There could also be circumstances where two or more applications for development should be considered together..... where the overall combined environmental impact of the proposals might be greater or have different effects than the sum of their separate parts"*.

The Annex to the PPG sets out indicative thresholds as guidance for when a proposed development would be likely to result in significant environment effects such that it amounts to EIA development. In this respect it regards this as developments having a significant urbanising effect in a previously non-urbanised area and includes developments of over 1000 dwellings. Clearly this threshold is to be used as guide and in more environmentally sensitive areas a lower threshold would be expected to be applied. 145 dwellings have already been approved on land south of the Salt Way with another 350 dwellings expected to be approved shortly on land to the west of Bloxham Road following a resolution to grant planning permission earlier this year. A planning application is also awaiting determination for 1300 dwellings and associated community infrastructure on the adjoining land to the west. Therefore, the proposed development would result in a cumulative total of over 2000 dwellings (double the indicative threshold) being developed across a relatively contained area within a short period of time on greenfield land as part of a major urban extension to the south of Banbury.

Having regard to paragraph 3 of Schedule 3, the cumulative impact of such a development on wider and local landscape character, the special character and appearance of the Bodicote Conservation Area, community infrastructure and particularly local traffic flows (through Bodicote, along Wykham Lane and in Banbury itself) are likely to be significant, have a high probability of occurring and would be of a permanent nature. Consequently the Local Planning Authority considers that by virtue of the scale, nature and location of the proposed development it would, in combination with other planned and committed developments, have a significant urbanising effect on the environment which can only be properly assessed by the submission of an Environmental Statement. In reaching this opinion the Local Planning Authority has considered the factors above, the criteria in Schedule 3 to the EIA Regulations 2011 (as amended) and Planning Practice Guidance together with the thresholds and criteria set out in the Annex.

This opinion has been made by an appropriately authorised officer at the Local Planning Authority. In accordance with the EIA Regulations 2011 (as amended) and a copy of this screening opinion has been placed on the Planning Register.

If you have any further queries, please contact the Case Officer Matthew Parry.

Yours sincerely



Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Cherwell District Council

Certified a true copy

A handwritten signature in black ink, appearing to read 'A. Parry'.

Head of Public Protection &
Development Management

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Appendix C

Leaflet

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PUBLIC CONSULTATION

Potential Residential Development

Land off White Post Road, Banbury



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OUR PROPOSAL

Gladman Developments are proposing a new residential led development of approximately 280 homes on land off White Post Road, Banbury.

GET INVOLVED - HAVE YOUR SAY

The purpose of this consultation is to provide an opportunity for local residents, businesses and organisations to learn about our draft proposals.

This will be your first opportunity to tell us what is important to you and what you would like to see on this development should it be built. Your feedback is important to us and will be used to help shape our final proposals.

Whether you are in favour of, or opposed to new housing on this site, please tell us why.

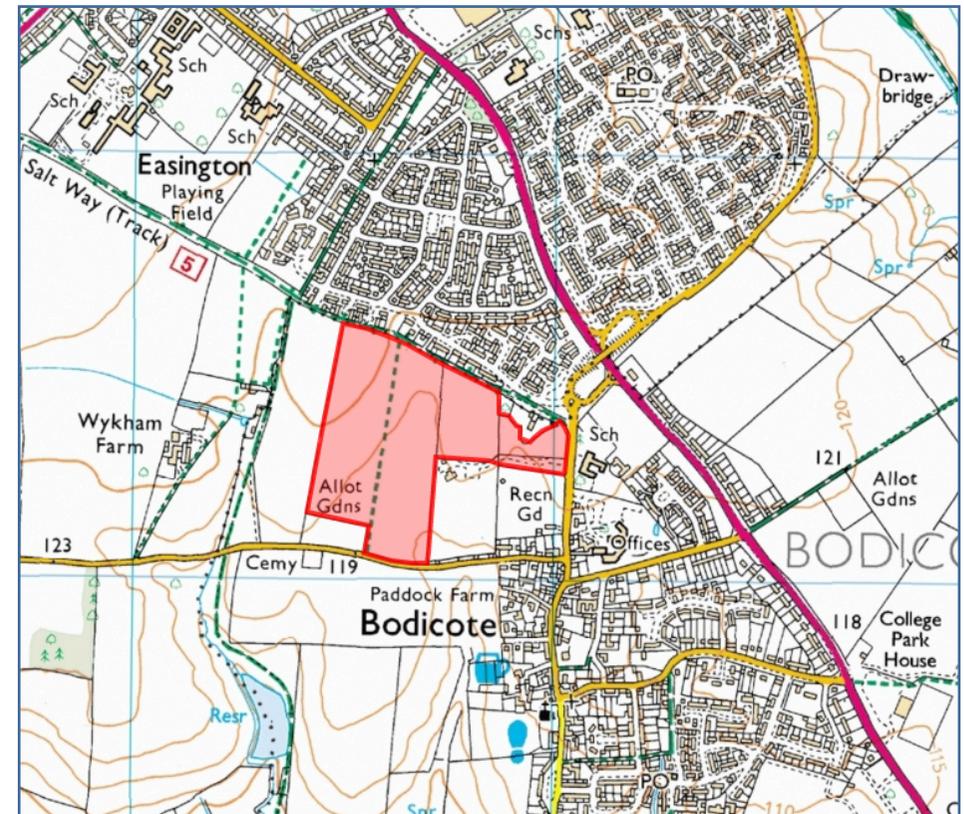
We give careful consideration to the sites we choose, identifying sensible locations in areas where councils have not met their full housing needs. This approach has enabled us to gain planning approval on over 90% of the sites we promote. We therefore believe that this site is likely to gain planning approval, and hope that you take this opportunity to respond to this consultation to help ensure that any development that may be permitted is as beneficial as it can be in meeting the settlements needs.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the developments design and, where relevant, off-site improvements if planning permission is granted.

Following this public consultation, we expect to submit a planning application shortly thereafter.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and doubtless many other topics. In order to help address these questions, we have put together a Frequently Asked Topics section at the end of this Leaflet.

SITE LOCATION



Contains Ordnance Survey data © Crown copyright and database right 2015

Whilst we fully understand why people may have concerns, they need to be balanced against the requirement to provide much needed new houses, to meet the differing needs of an increasing population and address housing affordability. It is schemes like this that enable younger people and their families, in roles that we rely upon (such as teachers, nurses, police officers etc) to have a suitable home conveniently located for their needs. We all know and accept that more housing is needed and a stance of 'put it elsewhere' will result in not enough houses being built.

OUR APPROACH

Gladman Developments recognise its responsibility to respect the character and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Banbury and Bodicote wherever possible. As such please do tell us if there are any community facilities that you would like to see improved or developed as part of this scheme.

With the help of our consultant team, we are formulating our proposals to deliver a high quality, low density housing scheme. Throughout the process each member of the team provide their specialist advice and input to ensure that the design of the site responds positively to its surroundings, taking into account any constraints.

BENEFITS

Our housing proposals will bring a wide range of benefits to Banbury and Bodicote in the form of:

- New high quality housing;
- Affordable housing (up to 30% / 84 no dwellings);
- Over 50% formal and informal public open space on site including space for a new cricket pitch;
- Improved / enhanced footpath / cycle links;
- Drop off car parking facility for the primary school on White Post Lane ; and
- Increased spending and customers to support local businesses and facilities such as the local school.
- Access to the development will be provided off White Post Road with footpath / cyclepaths;
- Youth games court.

More information, including a short technical summary of key topics can be found on our website:

www.your-views.co.uk/banbury

THE NEED FOR HOUSING

The UK's population is growing year on year, with new housing stock needed to meet new demand.

The House Builders Federation estimate that the country is over 1 million homes short of what is needed to adequately house the existing population, with several experts suggesting it is nearer to 2 million.

The difficulty for many first time buyers is access to high street mortgage facilities, this exacerbates the demand for affordable housing especially from young families.

Councils have a duty to ensure that sufficient housing can be delivered to meet all of the housing needs of the population in a 5 year rolling period. To do this they must identify sufficient land to meet their wider housing need. Presently we do not believe Chewell District Council can do this.

This site has been identified by the Council and is a proposed housing allocation forming part of Banbury 17 within the emerging local plan.

NEXT STEPS

We will take into account all comments and suggestions provided to us as part of this consultation. Once a planning application has been submitted you will also be able to make further representations to Chewell District Council who will take these into account before making their decision on the planning application.

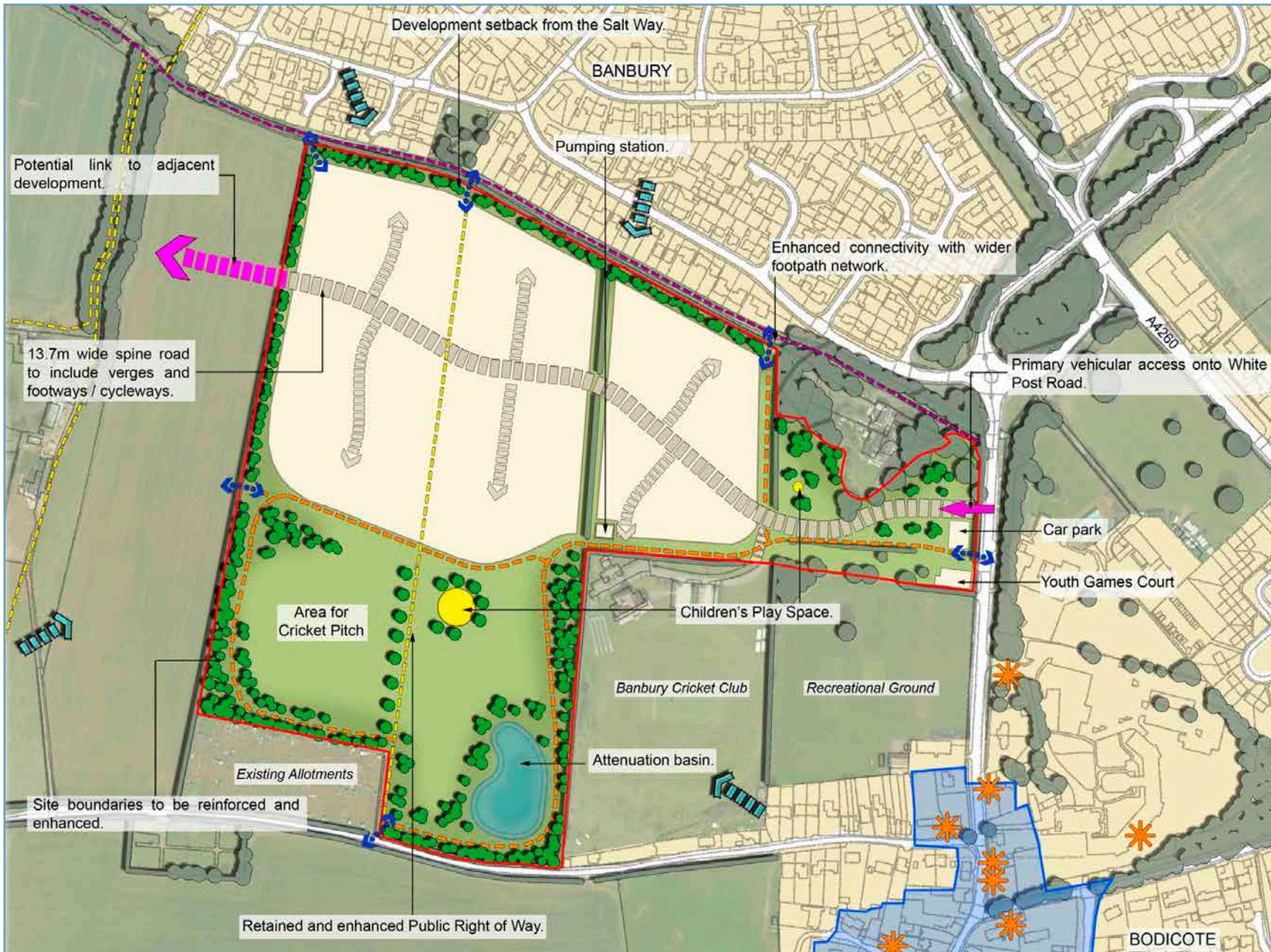
You can keep up to date on progress using our dedicated website which includes an online feedback form for making comments:

www.your-views.co.uk/banbury

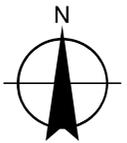
Should you be unable to access the internet and would like to request a printed copy, please write to:

Your Views Banbury
Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB

OUR PROPOSALS



ILLUSTRATIVE PURPOSES ONLY



FREQUENTLY ASKED TOPICS

1. HIGHWAYS AND TRAFFIC

For each planning application we employ specialist highway consultants, who liaise with the local highway authority, to produce a suitable highways strategy. This will include providing a safe means of access into the site and ensures that the development will not adversely impact the surrounding road network.

Whilst there will be some additional traffic generated from the proposed development, the harm will be offset by enhancements to the local footpath and cycle network to encourage people to travel more sustainably. If necessary we will also carry out local highway improvements to ensure that the additional traffic does not produce a severe impact.

It is intended that access into the site will be provided by a priority junction off White Post Road. We believe that this form of access is the safest and most appropriate way to enter the site.

The existing footpath crossing the site (Footpath No 137/13) will be retained in its current location through the site. Through the planning application we are proposing upgrade / enhancement work to this footpath.

2. BUS SERVICE

The best and most sustainable way of maintaining and improving bus services is by additional customers using the existing routes and creating revenue for the Operators.

New homes not only increase the population, they help to redress the balance towards the national demographic profile, because new homes are usually occupied by younger families who are currently excluded from this area due to affordability and lack of family homes. Just the extra customers who bus operators rely upon for custom.

3. SCHOOLS AND EDUCATION

As part of the initial site review process we have liaised with the Local Education Authority in order to establish the current and future capacity in local Primary and Senior schools.

It has been identified that there is limited capacity in the Primary / Senior School to accommodate the expected number of children who will be living on the completed development. As such, if planning permission is granted, a contribution will be paid to the Local Education Authority to ensure that sufficient school places are made available.

FREQUENTLY ASKED TOPICS

4. FLOODING

The site is within Flood Risk Zone 1 and therefore has the lowest risk of flooding. This is confirmed by the Environment Agency's Flood Map Data.

A Flood Risk Assessment will be produced by our appointed specialist consultants to accompany our planning application. The assessment will demonstrate how surface water will be dealt with at the proposed development.

In order to ensure flooding downstream from our site is lessened, rather than increased, as a result of our development, we are proposing to provide an attenuation pond (sometimes called a "Balancing Pond"). This pond collects the rainfall from our land and discharges it into the network at the rate the land currently releases rainfall, this is often referred to as the "Greenfield Run off Rate". The pond we place on site will be 20% larger than that required to accommodate rainfall from our site alone. This extra capacity lessens the likelihood and amount of existing flooding that may have already occurred further downstream.

5. GP CAPACITY

It has been identified that there is limited capacity in your local GP surgery. If planning permission is granted, a contribution will be paid to your clinical commissioning group to ensure that sufficient capacity is made available through additional capacity in your existing surgery or via additional GP facilities.

6. ECOLOGY

A specialist ecology consultant has been appointed to survey the proposed site for protected species. Their initial investigations have found that there is potential for bats, newts etc on-site. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application.

Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

The land we are proposing to build homes upon is currently agricultural land. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by this proposal.

FREQUENTLY ASKED TOPICS

7. FACILITIES IN THE LOCALITY

We believe that, if possible, a scheme like the one we are proposing, should help provide additional facilities to improve the range of services that are currently available in Banbury and Bodicote. Any facility will be able to offer amenity to new and existing residents alike, and will make you community more self-sufficient (“sustainable”).

Through this consultation, please let us know your opinion on what facility would be of most value to your household and community.

8. JOBS AND LOCAL ECONOMY

Your Local Authority has an enviable record for job creation and enjoys a very low level of unemployment, which at 4% is well below the National average of some 6%.

It is a combination of the skilled and well educated population living in your locality, along with a high proportion of entrepreneurs and a supportive council that has given rise to a far higher level of new business start-ups and jobs in typically the fast growing knowledge, technology and service sectors of our economy.

The development of 280 dwellings could provide up to 800 new residents in Banbury. Of these new residents 470 are expected to be economically active. These economically active residents could generate a total gross expenditure of £2.6m annually, a proportion of which will be spent within the locality.

9. AFFORDABLE HOUSING

The proposal will include up to 30% affordable homes. The homes provided will be “affordable” as defined by the Government. The range is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be decided by negotiation with your Local Authority Housing team.

Typical occupants of the “Affordable” homes are skilled workers, newly married locals, teachers, nurses, policemen or local people wanting to return to the area they grow up in for example those local ‘children’ returning from University. Providing a range of affordable homes on site ensures that those living in the locality have access to a range of housing options.

FREQUENTLY ASKED TOPICS

10. OPEN MARKET HOUSING

This will form the other 70% of the homes to be built and typically attracts buyers with young, or imminent, families who normally have a local connection to the area. These families typically use the schools, shops and pubs in the area to a greater extent than the older generation and help ensure the continued survival of these community facilities, as well as creating a more balanced age profile.

Without more housing, the children of this part of Banbury have tended to have to move away to areas with more affordable housing, when in preference many would have preferred to stay far closer to home, friends and family.

11. POTENTIAL RESIDENTS

Many of our previous public consultations have raised concerns about the potential influx of people affecting the harmony of the existing settlement.

In our experience the biggest proportion of new residents will be people who already know and love this area. They will often have been brought up here, have relatives here, work locally or already live here and may be moving to a more appropriate accommodation to meet their needs.



Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

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Your Views Banbury

Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

www.your-views.co.uk/banbury

Please note that all of the information we are providing to you in this document and on our Website is in draft form and will be refined and updated as part of the entire Consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Banbury, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.

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Appendix D

Leaflet Feedback

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GLADMAN
GLADMAN HSE.
ALEXANDRIA WAY
CONGLETON
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CW 12 1LB

Land off: WHITE POST ROAD.
BODICOTE BANBURY
OX15

Dear Sir

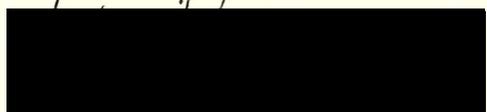
Thank you for consultation pack.

To get my vote you would need to keep all building at a low elevation. BUNGALOWS would sell like hot cakes.

This would draw older generation to this area reducing the amount of traffic the development would bring. One, Two or Three bed bungalows, detached and semi detached. Then the need for money spent on schools places would not be necessary, make the 1beds affordable housing.

There is great demand for this type of housing and would not ruin the area you are planning to develop.

Your faithfully



P.S. excuse my additional notes and handwriting.