

**Land East of Warwick Road, Banbury**  
Environmental Statement Volume 4:  
Non-Technical Summary

March 2023



**Turley**

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March 2023

# 1. Introduction

## What is an Environmental Statement and Non-Technical Summary?

- 1.1 This document is the Non-Technical Summary (NTS) of the Environmental Statement (ES) that has been prepared and submitted as part of a suite of documents that supports an outline planning application (with all matters reserved except for access) (the 'Application') to Cherwell District Council (CDC). The Application has been submitted on behalf of Vistry Homes Limited (the 'Applicant').
- 1.2 The ES, comprising **Volumes 1 – 4**, is one of the documents submitted in support of the Application and has the status of a 'material consideration' during the determination of Application by CDC, who are the determining authority. The ES is the output of the Environmental Impact Assessment (EIA) process undertaken in accordance with The Town and Country Planning (EIA) Regulations 2017 (the 'EIA Regulations')<sup>1</sup>.
- 1.3 The purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Scheme on the environment, so that they can be taken into account by CDC when deciding whether to grant permission for the Application.

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<sup>1</sup> The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (SI 2017/571).

- 1.4 In line with EIA Regulations, the ES should include a non-technical summary of the information presented within the ES. The EIA Regulations have various requirements of what needs to be reported in the Non-Technical Summary (NTS), which are set out in **Appendix 1**, alongside where that information can be located in this document to ensure clarity that regulatory requirements have been met. As defined in Planning Practice Guidance<sup>2</sup>, the NTS should be written in '*plain English*', so as to ensure that the findings reported in **Volume 1: Main Text and Figures** (and where applicable **Volume 2: Technical Appendices**) can be easily understood by non-experts (i.e. the general public). A number of key terms are used throughout the NTS and these are summarised within **Box 1**.

### Box 1. Key Terms

**Site:** The area within which all permanent and temporary works associated with the Proposed Scheme will take place.

**Proposed Scheme:** The project for which planning permission is being sought.

**Applicant:** The body responsible for making the Application – Vistry Homes Limited.

**Application:** The method for seeking planning permission, which is formed of a package of documentation, including this Environmental Statement. The Application is submitted to the Determining Authority.

**Determining Authority:** This is the local planning authority (in this case CDC) who the Application is submitted to. They decide whether or not to grant planning permission.

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<sup>2</sup> PPG, Paragraph 035, Reference ID: 4-035-20170728

## What does the NTS include?

- 1.5 The rest of the NTS covers the following key aspects:
- An overview of the Site, including the relevant baseline conditions of the Site and surrounding area (**Section 2**), as the EIA focuses on the changes to these conditions caused by the Proposed Scheme;
  - An overview of the Proposed Scheme (**Section 3**);
  - Outline of the EIA process and the approach taken (**Section 4**);
  - A summary of the outputs of the technical assessments and whether effects are 'significant' (**Section 5**); and
  - A summary of the valuation of cumulative effects of the Proposed Scheme and with other projects (**Section 6**).

## What Happens Next?

- 1.6 The ES comprising all four volumes has been submitted to CDC in support of the Application and is a material consideration during the determination of the Application by CDC.
- 1.7 The process for the submission and determination of the Application, is outlined in **Extract 1** overleaf.
- 1.8 The Application has been submitted in digital format and is available on the CDC website (see **Box 2**). Copies of the ES can be

requested from Turley for a fee of £15 (digital file); contact details are also provided in **Box 2**.

- 1.9 During the determination of the Application, members of the public have an opportunity to comment on the Applications via the CDC planning portal website (**Box 2**) and via the contact details provided.

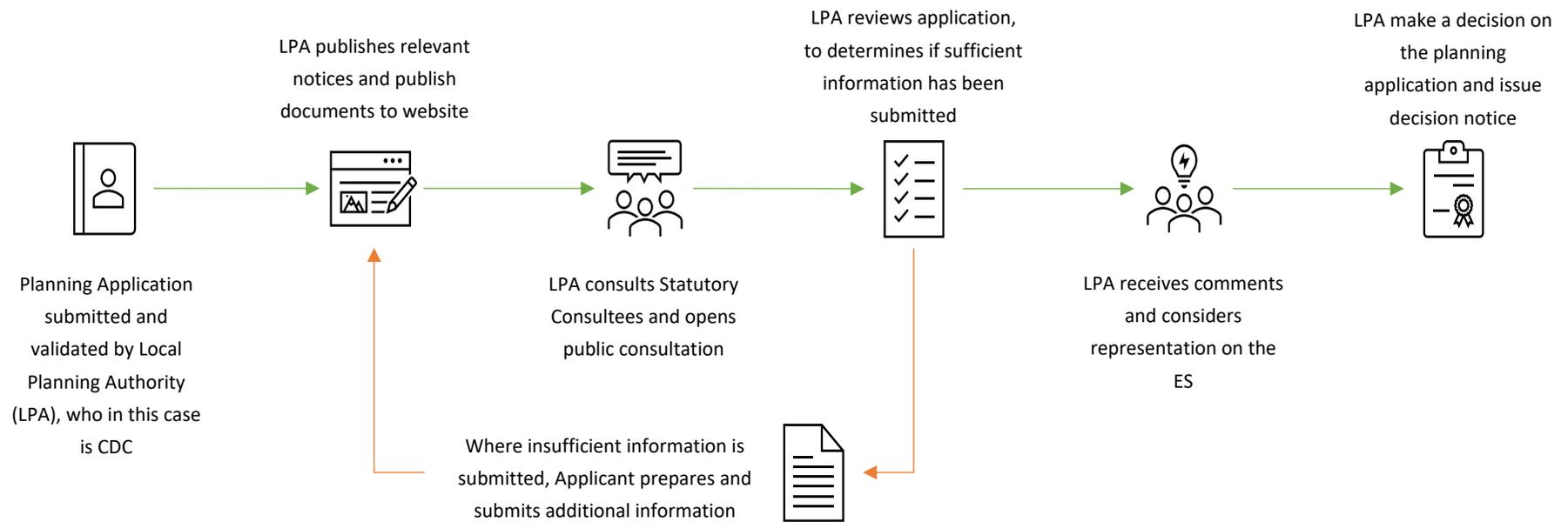
### Box 2. Contact Details

#### Cherwell District Council

Bodicote House  
White Post Road  
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Banbury  
Oxon  
OX15 4AA  
Tel: 01295 227006  
**Email:** [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk)  
**Website:** <https://www.cherwell.gov.uk/info/115/planning-process/857/search-and-comment-on-planning-applications>

#### Turley

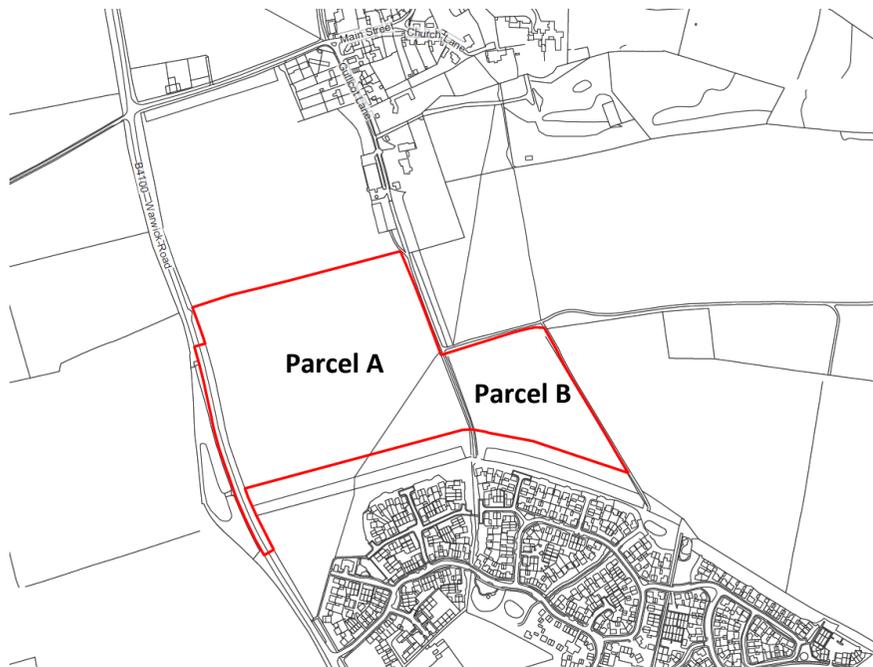
The Pinnacle  
20 Tudor Road,  
Reading, RG1 1NH  
T 0117 989 7000



**Extract 1. Overview of decision-making process for planning application**

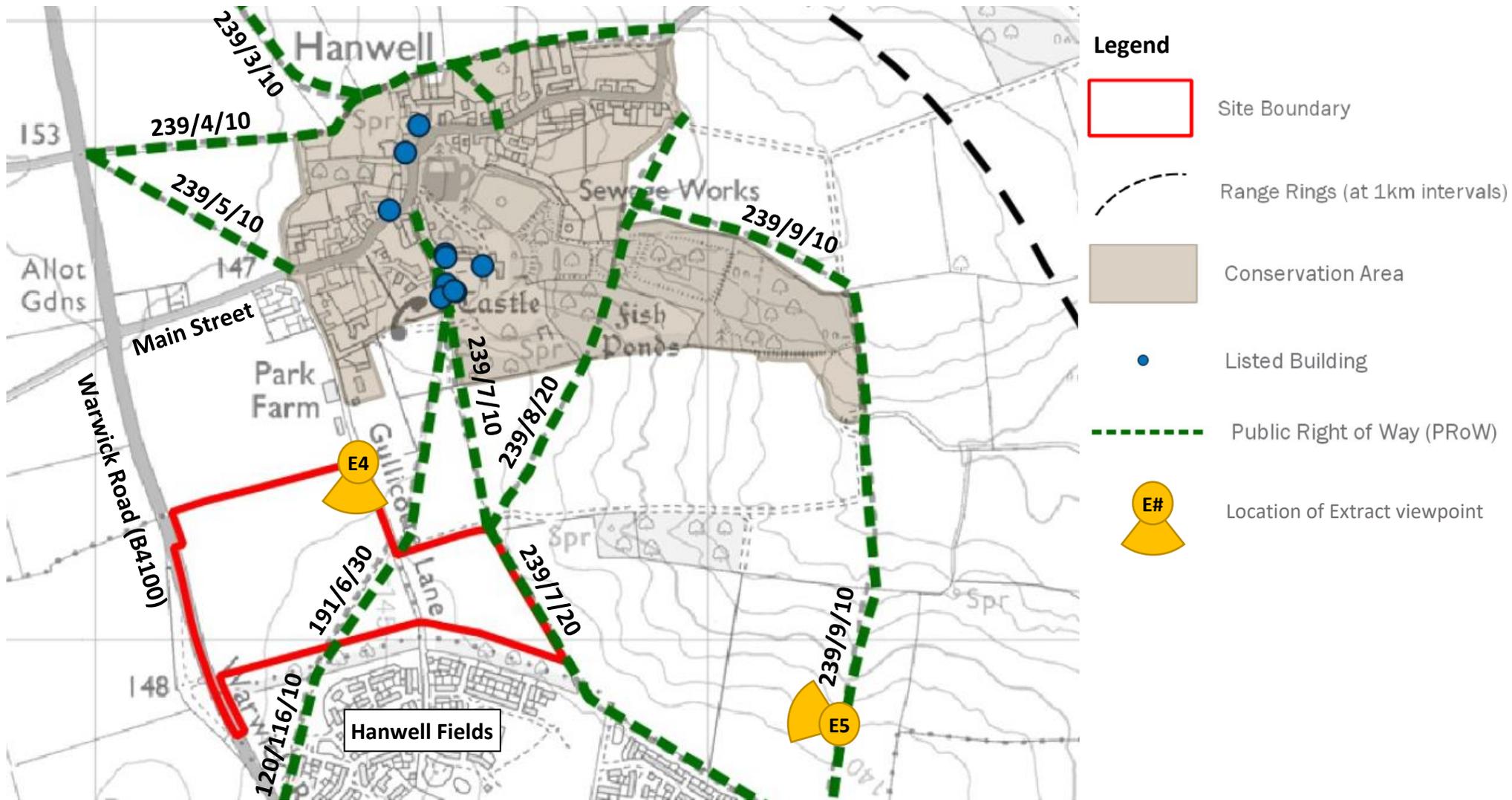
## 2. The Site

- 2.1 The Site is approximately 12.63 hectares (ha) in size and is located within the administrative area of CDC.
- 2.2 The Site comprises two cultivated arable fields (Parcels A and B, with Parcel A in the west and Parcel B in the east of the Site, divided by Gullicote Lane). The Site is bound by hedgerows to the north and east, a narrow band of woodland to the south, and a hedgerow along Warwick Road (B4100) to the west.
- 2.3 The Site, for the purpose of the ES, is shown in red in **Extract 2**.

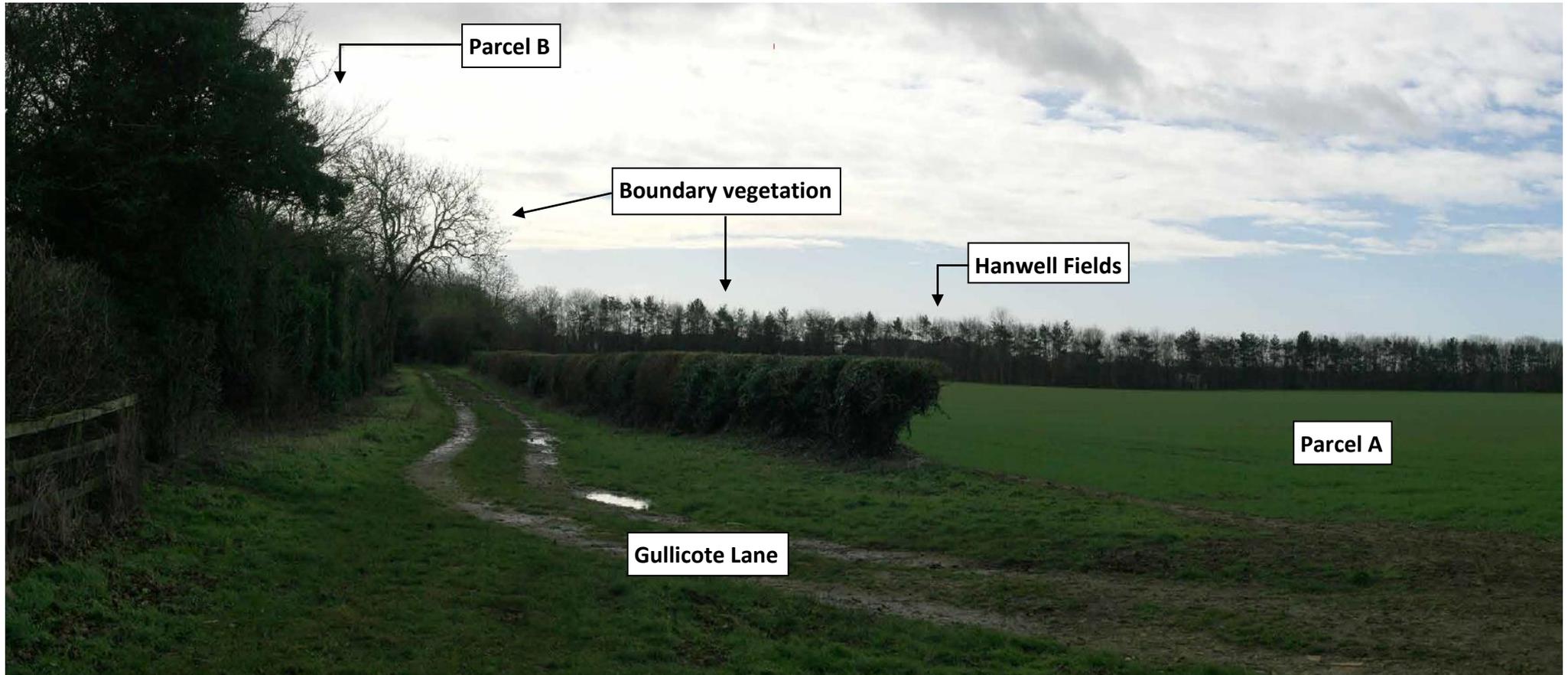


Extract 2. Site Location Plan

- 2.4 A network of Public Rights of Way (PRoWs) connect the Site to the settlements of Hanwell (north of the Site) and Banbury (south of the Site). As identified on **Extract 3**, PRoW 191/6/30 crosses through Parcel A of the Site, whilst PRoW 239/7/20 is located just outside of Parcel B's eastern boundary.
- 2.5 The contour lines shown on **Extract 3** help to map the change in ground levels observed both within the Site and across the surrounding area. Topography on-Site slopes gradually to the eastern boundary of Parcel B, and then falls more steeply eastwards. This allows for views of Parcel B to be seen from further east, however views of Parcel A are more restricted by tall tree lines that form its northern, eastern and southern boundaries.
- 2.6 **Extract 4** provides a viewpoint into Parcel A from its north-eastern corner at Gullicote Lane, demonstrating the height and density of its surrounding vegetation. **Extract 5** demonstrates the influence on topography and this established vegetation when viewing the Site from PRoW 239/9/10, looking west.
- 2.7 Surrounding the Site, a number of designated heritage assets are located within Hanwell. Most notably, Hanwell Conservation Area (HCA) is located approximately 100m north of the Site at its closest point (as indicated on **Extract 3**). Within the HCA are a number of listed buildings, including the Grade I Listed Church of St Peter (approximately 320m northeast of the Site) and the Grade II\* Listed Hanwell Castle (approximately 380m northeast of the Site).



Extract 3. Nearby Heritage Assets and PRoWs



Extract 4. Vegetation at the boundaries of Parcel A



Approximate extent of site

Views of the western parcel of the site are screened by the change in topography and presence of vegetation associated with Gullicotte Lane

Interior of site's eastern parcel is visible upon the peak of the easterly sloping landscape

Extract 5. View into the Site from the east

## 3. The Proposed Scheme

### Overview

- 3.1 The Proposed Scheme will include up to 170 residential dwellings<sup>3</sup>, all located within Parcel A, and developed at an average density of 35 dwellings per hectare. As shown on **Extract 6**, dwellings will be constructed in two Development Zones, divided by the retained PRoW 191/6/30.
- 3.2 Dwellings will be up to 11.5m in height (above finished floor level (FFL)) (equivalent to a maximum of 2.5 storeys). FFLs will be achieved with localised changes to the Site's topography, of no more than +/- 1m when compared to existing ground levels.
- 3.3 A total of approximately 7.1ha of Public Open Space will be spread across both Parcels A and B (as detailed by the Public Realm, Landscape and Biodiversity Strategy below and identified on **Extract 6**).

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<sup>3</sup> Residential dwellings, or dwellinghouses, are categorised as Use Class C3 with respect to the Application. Further detail on Use Classes is provided by the Planning Portal (2023) <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes> [Accessed 14/02/2023].

### Operational Access and Circulation

- 3.4 Vehicular access to the Site will be via a new access point from Warwick Road (B4100) at the western Site boundary.
- 3.5 Gullicote Lane and Footpath 191/6/30 in addition to Footpath 239/7/20 at the eastern Site boundary will be retained in their current alignments to provide pedestrian and cycle access.
- 3.6 Vehicular access will also be provided at a crossing over Footpath 191/6/30 in order to link the two Development Zones. This crossing will be made safe to all road and PRoW users, with details of the crossing's arrangement to be determined at the detailed design stage. The broad location of this crossing point is identified on **Extract 6**.



Extract 6. Parameters of the Proposed Scheme

## Public Realm, Landscape and Biodiversity Strategy

3.7 The landscape and biodiversity strategy for the Proposed Scheme is underpinned by the retention and enhancement of a number of existing features and the creation of new features of landscape and biodiversity value. Elements of this strategy (as defined on **Extract 6**) are described below:

- **Wildflower Meadow and Parkland** – Approximately 4.94ha of the Site will form a mix of wildflower meadow areas and parkland, spread across both Parcels. In Parcel A, this habitat will wrap closely around the Development Zones/PRoW 191/6/30 and form the centre and southeast of Parcel B;
- **Woodland Planting** – The existing tree belt at the northern Site boundary will be enhanced across both Parcels, with the densest area of woodland created at the north-eastern corner of Parcel A. Approximately 1.33ha of woodland will also be created along the majority of the western Site boundary, with narrow gaps in planting located in line with the northern extent of the northern Development Zone and to allow for the proposed vehicular access point;
- **Informal Sports Provision** – Approximately 0.45ha of Parcel A to the northwest of the northern Development Zone will be converted to grassland for informal recreational use;

- **Attenuation Basins** – Approximately 0.23ha of the Site in the northeast of Parcel B will include the Sustainable Drainage System (SuDS) attenuation feature(s) for the Proposed Scheme (described further in the Surface Water Drainage Strategy below); and
- **Children and Youth Combined Natural Play Space** – Approximately 0.15ha of the Site will include two areas of play space. A larger area in the southwest of Parcel B will include either a Neighbourhood or Local Equipped Area for Play (NEAP or LEAP), whilst a small area between the two Development Zones and adjacent to Footpath 191/6/30 in Parcel A will include a Local Area for Play (LAP).

3.8 To enhance the availability of bat roosting features, a range of new bat roosting features will be incorporated into new dwellings or installed on retained mature trees.

3.9 Suitable bird boxes will be integrated into/erected onto new buildings within the Site and mature trees at the Site boundaries<sup>4</sup>.

3.10 Badger setts will be retained and from the built development by at least 30m.

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<sup>4</sup> In accordance with CDC guidance note 'Biodiversity in the Built Environment, Good Practice Guide 1'.

## Lighting Strategy

- 3.11 Lighting will be installed at the Site access and along internal circulation routes.
- 3.12 All lighting installations will meet best practice guidance<sup>5</sup> and adhere to principles that limit light spill to dark corridor habitats (utilised by bats<sup>6</sup>) and skyward light pollution (sky glow).
- 3.13 With adherence to these measures, the Lighting Impact Assessment prepared in support of the Application confirmed that no adverse effects to bat species or the Hanwell Community Observatory would result from the Proposed Scheme.

## Community Safety

- 3.14 The Proposed Scheme will be appropriately designed in line with legislative requirements<sup>7</sup> and with the local police constabulary's

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<sup>5</sup> Institute for Lighting Professionals (2021). Guidance Note 01/21 for the Reduction of Obtrusive Light and British Standard (2020). 5489-1:2020 Design of road lighting. Lighting of roads and public amenity areas. Code of practice.

<sup>6</sup> Guidance Note 08/18 Bats and Artificial lighting in the UK ILP 2018.

<sup>7</sup> Construction (Design and Management) Regulations 2015.

'Secure by Design'<sup>8</sup> officer to ensure that the potential for crime and anti-social behaviour is minimised.

## Noise Mitigation

- 3.15 Suitable internal and external sound levels<sup>9</sup> across the Proposed Scheme is expected to be achieved with the installation of standard thermal double glazing.

## Surface Water Drainage Strategy

- 3.16 As set out on **Extract 6**, the surface water drainage strategy for the Proposed Scheme will aim to attenuate surface water runoff within the Site, with a SuDS attenuation pond located in the east of Parcel B (the topographical low point of the Site).
- 3.17 The SuDS attenuation pond will be fed by drainage swales from the Development Zones and seek to reduce the impacts of flooding, remove pollutants from runoff and green spaces with benefits for amenity, recreation and wildlife.
- 3.18 Rain gardens<sup>10</sup> will flank the primary access road and permeable paving will be used for secondary roads and driveways/parking areas within the Development Zones.

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<sup>8</sup> The official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

<sup>9</sup> As determined by British Standard BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings.

- 3.19 The Surface Water Drainage Strategy will adhere to best practice guidance<sup>11</sup> measures, national and local policy in accounting for higher volumes of on-Site surface water as a result of climate change-induced rainfall events<sup>12</sup>.
- 3.20 Surface water held within the attenuation basin with discharge from the Site at greenfield rates.

### Foul Water Drainage Strategy

- 3.21 A new foul water sewer network will be constructed to serve the Proposed Scheme, with flows discharging to the existing Thames Water foul sewer located beneath Warwick Road (B4100).
- 3.22 Due to the levels of the Site and surrounding area along with the location of the proposed point of connection, a foul water pumping station will be constructed to the southern extent of

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<sup>10</sup> Infiltration SuDS comprising shallow depressions with absorbent, free draining soil and vegetation that can withstand occasional inundation.

<sup>11</sup> CIRIA C753: SuDS Manual and Planning Practice Guidance (PPG) on Flood Risk and Coastal Change (Department for Levelling Up, Housing and Communities (DLUHC) and Ministry of Housing, Communities & Local Government (MHCLG) (2022). Guidance: Flood risk and coastal change. Available at: <https://www.gov.uk/guidance/flood-risk-and-coastal-change> [Accessed 14/02/2023].

<sup>12</sup> Designed to accommodate drainage for rainwater from a 1 in 100 year storm event and required climate change allowances (40%), plus a 10% allowance for urban creep.

Parcel A, from which the Development Zones are proposed to be set back by approximately 20m.

- 3.23 Sufficient capacity for foul water flows from the Proposed Scheme has been confirmed by Thames Water.

### Radon Protection Strategy

- 3.24 The Site lies within a higher probability radon area.
- 3.25 As a result, the proposed dwellings will incorporate appropriate measures, such as the installation of a radon resistant materials<sup>13</sup>, in accordance with British Standards<sup>14</sup>.

### Operational Waste Strategy

- 3.26 Provisions for waste storage facilities and access for refuse collection will be included within the detailed design of the Proposed Scheme as part of a future reserved matters application and delivered in accordance with the requirements of CDC.

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<sup>13</sup> Such as a radon resistant Damp Proof Membrane/Damp Proof Course, with suspended floors (with sub-floor ventilation) or ground bearing floor slabs with a radon 'sump', continuous membrane across cavity walls, cavity tray in external walls and fully sealed service entries / exits.

<sup>14</sup> BRE (2015) Report BR211 Radon: Guidance on protective measures for new dwellings.

## Sustainability Strategy

- 3.27 The Proposed Scheme is targeting a net gain in biodiversity utilising species/habitats known to be present in the local area and will make use of climate tolerant species. This is in accordance with The England Biodiversity Strategy<sup>15</sup> and Natural England's Climate Change Adaptation Manual<sup>16</sup> which provide guidance on promoting resilience to climate change through the use of climate tolerant species and through enhancing site biodiversity.
- 3.28 The overheating of dwellings as a result of climate change-induced temperature rises will be minimised with adherence to awaited Government requirements, or if these are not published prior to construction, via measures adopted following an overheating assessment.
- 3.29 All proposed dwellings and their foundations will be designed in accordance with relevant industry guidance<sup>17</sup>.

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<sup>15</sup> DEFRA (2011). Biodiversity 2020: A strategy for England's wildlife and ecosystem services.

<sup>16</sup> Natural England (2020). Climate Change Adaptation Manual (NE751).

<sup>17</sup> Including but not limited to CIRIA Report C572: Treated ground engineering properties and performance; British Research Establishment document FB75: Building on Fill - Geotechnical Aspects; British Standard 6031:2009: Code of Practice for Earthworks; and Building Regulations Approved Document A - Structure

## Construction of the Proposed Scheme

### Construction Programme

- 3.30 Site preparation and construction of the Proposed Scheme is anticipated to commence in 2024. It is anticipated that first occupation of dwellings will be in 2025, with the Proposed Scheme fully operational in 2028.
- 3.31 Construction works are anticipated to comprise the following key stages, broadly in chronological order:
- Site securement;
  - Formation of construction access(s) and temporary construction compound (within the Site);
  - Site preparation works, including clearance works, utilities diversions (where required), provision for retained features, etc.;
  - Construction of the new vehicular access;
  - Excavation, earthworks, levels and material management within the Site;
  - Construction of dwellings with associated infrastructure; and
  - Implementation of open space (including enhancement of PRowS), proposed landscaping, lighting, internal and external finishing.

- 3.32 Primary access during the enabling and construction stage will occur from Gullicote Lane at the north-eastern Site boundary. Initial construction traffic is anticipated to utilise Main Street and then disseminate onto the wider road network via Warwick Road (B4100). Once created, the new vehicular access point from Warwick Road (B4100) at the western Site boundary will then be used during construction.
- 3.33 Where possible, the PRow Footpath 191/6/30 crossing the Site will remain open when possible during construction, however this section may be temporarily closed or diverted (be subject to Order approval/s) when works are located in close proximity to it.
- 3.34 During the construction phase, a Construction Environmental Management Plan (CEMP)<sup>18</sup> will be in place to document and control the management practices to be implemented, in order to avoid and reduce environmental effects during this stage. This will be submitted to and agreed with CDC prior to the commencement of works.

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<sup>18</sup> A CEMP is a document which is agreed with CDC to set out the measures and commitments that the contractor must accord with the limit demolition and construction effects, such as controlling dusty activities.

## Reasonable Alternatives

- 3.35 The EIA Regulations require ‘a description of the reasonable alternatives studied by the developer’ to be provided in relation to alternative sites, technologies or design.
- 3.36 Alternative sites have not been considered as the Site is under the control of the Applicant.
- 3.37 Whilst alternative technologies are available in terms of the demolition works and construction of the Proposed Scheme these are largely dictated by ‘build-ability’ and cost exercises rather than environmental-focused considerations.
- 3.38 The Proposed Scheme is a residential project. Given this use, alternative ‘technologies’ are not considered to be applicable as they would be for other types of development (i.e. industrial processes or energy generation).
- 3.39 The Applicant has not considered fundamentally different development designs. However, the design of the Proposed Scheme has been predominantly led in response to the environmental constraints posed by the Site, as informed by technical studies/surveys/modelling.
- 3.40 The parameters of the Proposed Scheme have been predominantly influenced by the following:
- Landscape and visual sensitivity – As described in **Section 2**, and shown on **Extracts 4 and 5**, Parcel A is more visually enclosed by vegetation than Parcel B, which is more open

to views from the east. As a result, all dwellings and built form of the Proposed Scheme will be located in Parcel A, with only ground/below ground-level ecological and drainage features, in addition to relatively visually-unintrusive children's play features located in Parcel B;

- Hanwell Conservation Area and associated listed buildings – In order to avoid the cause of harm to the setting of Hanwell Conservation Area and the listed buildings within it (shown on **Extract 3**), the Proposed Scheme will be screened with woodland planting across the northern Parcel boundaries, with the densest area of planting located between dwellings and these assets;
- Hanwell Community Observatory – The astrological observatory located within Hanwell has been identified as a light-sensitive receptor. As set out earlier in this Section, measures determined by the Lighting Impact Assessment will be adopted to ensure that no detrimental impact is caused to the Observatory;
- Intersecting PRoWs – As shown on **Extract 3**, a number of PRoWs and Gullicote Lane cross through/are located within the vicinity of the Site. All routes will be retained in their current alignments with PRoW 191/6/30 being enhanced with adjacent play features within Parcel A; and
- Topography and drainage – As described in earlier in this Section, the proposed SuDS attenuation basin will be located at the eastern extent of Parcel B, where surface

runoff will naturally drain to this topographic low point of the Site.

- 3.41 The EIA (as reported within this ES) has assessed the likely significant effects, based on a deviation from the baseline environment (the current scenario, i.e. the Site being predominantly arable farmland). **Technical Chapters 6 and 7** have also considered the 'future baseline' in the absence of the Proposed Scheme coming forward (i.e. a 'do nothing' scenario). Therefore, it is considered that the 'do nothing' scenario would ultimately be the likely significant effects identified and reported in this ES not occurring (i.e. no adverse or beneficial effects).

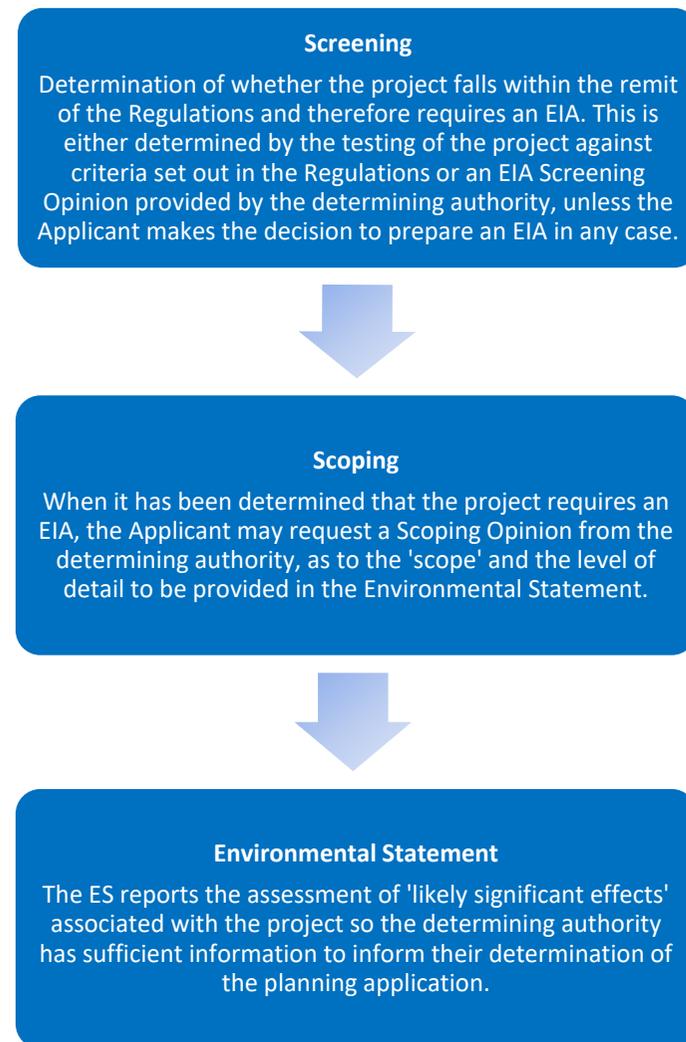
## 4. The EIA Process and Approach

### The EIA Process

- 4.1 The aim of EIA is to protect the environment by ensuring that a local planning authority, when deciding whether to grant planning permission for a project, does so in the full knowledge of the likely significant effects of the project and takes them into account in the decision-making process.
- 4.2 As such, EIA is a tool to support the response for approving projects and is concerned with the assessment of likely significant environmental effects.
- 4.3 The EIA process generally comprises a series of steps, which are summarised in **Extract 8**. It should be noted that the first step (Screening) can be skipped, and the second stage (Scoping) is voluntary.

### Approach to EIA

- 4.4 The EIA Regulations specify that EIA must '*identify, describe and assess the direct and indirect significant effects*' of the Proposed Scheme on a number of '*factors*'. These factors, generally broken down into specific sensitive receptors, have been considered/assessed within a number of technical topics and appraised at each stage of the EIA.



**Extract 8. EIA 3-Step Process**

4.5 The Proposed Scheme has adopted best practice guidance, in that the design development process was undertaken in conjunction with the EIA process. As such, the design has been influenced by an understanding of the environmental constraints within the Site and surrounding area and where possible has been altered so as to avoid direct and indirect effects as far as reasonably possible.

### EIA Screening

4.6 Given the characteristics of the Site and the Proposed Scheme, the Applicant proceeded with 'Step 1: EIA Screening'.

4.7 Following submission of the Screening Report, CDC determined that the Proposed Scheme is considered to be an EIA development on the grounds of Built Heritage/Archaeology and Landscape & Visual Impacts, and so the EIA process proceeded to EIA Scoping.

### EIA Scoping

4.8 The EIA Scoping process, informed by a series of baseline studies, undertook a preliminary assessment in order to identify technical topics and/or specific effects which were considered 'not significant'. This process was used to 'scope' the ES, thereby ensuring only those topics and/or effects that were likely to be significant would be subject to further assessment and reported as part of the ES.

4.9 The EIA Scoping process, culminating in an EIA Scoping Report<sup>19</sup> submitted to CDC, proposed scoping out the following technical topics because no likely significant effects were anticipated.

- Agricultural land and soils;
- Ground conditions;
- Water resources, flood risk and drainage;
- Transport and access;
- Air quality;
- Noise and vibration;
- Biodiversity;
- Socio-economics and human health;
- Climate change;
- Obtrusive lighting;
- Microclimate (daylight, sunlight and overshadowing and wind microclimate);
- Waste and resources; and

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<sup>19</sup> The EIA Scoping Report has been submitted with the ES, as **Volume 2, Appendix 2.1**.

- Risk of major accidents and/or disasters.

4.10 The Scoping Opinion<sup>20</sup> from CDC requested further information with respect to the scope of effects set out within the EIA Scoping Report. This is provided in full, with justification for the scoping out of the relevant technical topics, within Table 2.1 of **Volume 1, Chapter 2: Approach to EIA**. As such, the ES has reported the assessment of *'likely significant effects'* for the following technical topics, as set out by the EIA Scoping Report:

- Built Heritage and Archaeology; and
- Landscape and Visual.

4.11 The precise approach to the assessment of likely significant effects varies somewhat between the various technical topics, reflecting relevant industry and technical guidance/regulations. The adopted methodology for each technical topic was confirmed through the EIA Scoping process. The methodologies adopted are clearly outlined for each technical topic within **Volume 1** of the ES.

4.12 Nonetheless an overarching approach, required by the EIA Regulations that covers all technical topics is set out in **Extract 8**. The steps within **Extract 7** are colour coded, with the subsequent sections of this NTS following a similar colour coding, allowing

readers to understand how each step within the assessment approach has been completed as part of the ES.

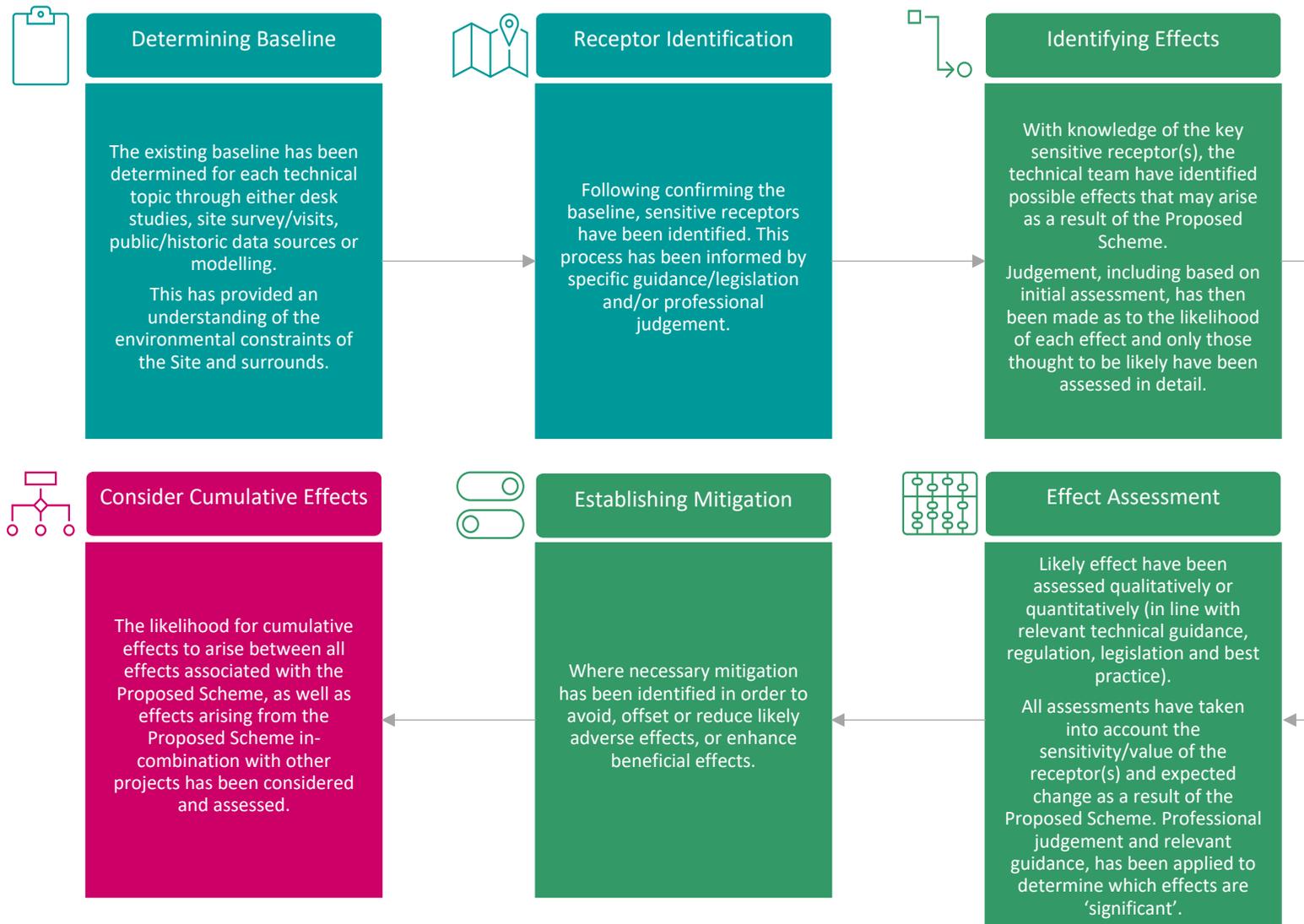
### Environmental Statement

4.13 The ES reports the outputs of the EIA process, including the *'likely significant effects'* of the Proposed Scheme on the environment and mitigation measures to avoid, reduce and ameliorate impacts.

4.14 On this basis the summary of the technical assessments presented within this NTS (**Section 5**) concludes if an effect was considered 'significant' or 'not significant' and refers to relevant mitigation.

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<sup>20</sup> The EIA Scoping Opinion has been submitted within the ES, as **Volume 2, Appendix 2.2**.



**Extract 8. Overview of the Environmental Impact Assessment process**

## 5. Effects of the Proposed Scheme

- 5.1 A summary of the assessment in the ES and the ‘*likely significant effects*’ reported within **Volume 1: Main Text and Figures**, taking each topic in turn, is provided below. This summary is reflective of the scope of assessments, as discussed within **Section 4**, and therefore technical topics or effects were ‘scoped out’ these have not been discussed.
- 5.2 The assessments within **Volume 1** considered effects arising from the construction and operational stages of the Proposed Scheme. Again, the effects associated with each stage are differentiated below.
- 5.3 In line with the requirement of the Non-Technical Summary to be written in plain English, the summaries of assessment presented below are not overly detailed and parties interested in understanding the specifics of an assessment process or output are encouraged to study **Volume 1**.
- 5.4 As an overall summary:
- At the construction stage, there are not anticipated to be any residual significant effects to built heritage or

archaeological assets<sup>21</sup>. Significant effects are, however, predicted for landscape and visual receptors;

- During operation, again, there are not anticipated to be any significant effects to built heritage assets<sup>22</sup>. However, significant effects are expected for both landscape and visual receptors, as outlined below.

### Built Heritage and Archaeology

#### Construction

- 5.5 During construction, there are not any anticipated likely significant effects on Hanwell Conservation Area. This is due to the Site making only a ‘passive’ contribution to the HCA (being undeveloped farmland that only contributes to its rural setting), and therefore, temporary construction effects are not anticipated to change the built heritage significance of the HCA’s setting.
- 5.6 Regarding archaeological assets, Iron Age enclosures were uncovered during investigation works within Parcel B, comprising pottery, animal bones and cremated human bone. Without mitigation, these remains have the potential to be disturbed, damaged or destroyed during the construction of the SuDS

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<sup>21</sup> Referred to as ‘*non-designated below-ground heritage assets*’ within **Chapter 6: Built Heritage and Archaeology**.

<sup>22</sup> Archaeological assets were not considered in the operational stage assessment due to any harm only being caused with the disturbance of ground (i.e. during enabling/construction works).

attenuation pond and associated drainage swales of the Proposed Scheme. As such, targeted areas of archaeological excavation<sup>23</sup> will be undertaken where assets were found, to ensure that these are recovered or appropriately retained in-situ during construction works.

- 5.7 With the implementation of this mitigation, it was concluded that effects to archaeological assets will be **Not Significant**.

### Operation

- 5.8 During operation, it has been identified that the Proposed Scheme will give rise to an adverse effect in relation to the change of the setting of the HCA, as the change in character of the Site from agricultural land to residential development will alter the character of only a small western part of the HCA. This effect will be **Not Significant**.

### Landscape and Visual

#### Construction

- 5.9 Changes to the character of the Site and its context<sup>24</sup> will be noticeable during construction, and include the alteration of undeveloped fields to an active and audible construction site occupied by machinery. Whilst this movement will be partly

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<sup>23</sup> To be undertaken with adherence to recognised standards and guidance, and with a methodology approved by the Oxfordshire County Council Archaeologist.

<sup>24</sup> Considered to relate to the relationship between Banbury and Hanwell.

screened by hoarding, retained vegetation and planted boundary woodland, this change will constitute an adverse and **Significant** effect.

- 5.10 With respect to visual receptors, adverse and **Significant** effects would be caused to the following receptors only<sup>25</sup>, due to a notable change in their views being observed as a result of construction activities on-Site<sup>26</sup>:

- Users of PRoW 191/6/30;
- Users of Gullicote Lane;
- Users of PRoW 239/7/20;
- Users of PRoW 239/7/10;
- Users of PRoW 239/8/20;
- Users of PRoWs 239/4/10, 239/5/10 and 239/3/10;
- Users of PRoW 239/9/10;
- Users of Warwick Road (B4100);

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<sup>25</sup> Users of PRoW 120/116/10 and Main Street, in addition to those beyond 1km from the Site boundary (as determined in **Chapter 7: Landscape and Visual**) would experience adverse but **Not Significant** effects during construction.

<sup>26</sup> Receptors are mapped on **Extract 3** where possible.

- Properties along the northern edge of Hanwell Fields;
- Residential property of Park Farm; and
- Properties at the western extent of Hanwell.

### Operation

- 5.11 For the assessment of operational stage effects, two assessment years were determined in order to assess the effects of the Proposed Scheme both before (Year 1) and after (Year 15) the proposed woodland planting has been given time to mature (thus providing an element of visual screening in Year 15).
- 5.12 Due to the change in character from agricultural land to operational residential development, effects to both the character of the Site and the Site context were considered adverse and **Significant** during Year 1 and Year 15.
- 5.13 With respect to visual receptors, adverse and **Significant** effects would be caused to the following receptors only<sup>27</sup>, due to a notable change in their views being observed as a result of the introduction of residential built form. Where **Significant** effects are concluded for Year 1 only, the maturation of boundary

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<sup>27</sup> Users of PRoWs 120/116/10, 239/4/10, 239/5/10, 239/3/10, 239/9/10, Main Street and Users of Warwick Road (B4100) outside of the 600m stretch adjacent to the Site (in addition to those beyond 1km from the Site boundary (as determined in **Chapter 7: Landscape and Visual**)) would experience adverse but **Not Significant** effects during both Year 1 and Year 15 of operation.

vegetation is responsible for the full/partial screening of the Proposed Scheme from view at Year 15:

- Users of PRoW 191/6/30;
- Users of Gullicote Lane (Year 1 only);
- Users of PRoW 239/7/20;
- Users of PRoW 239/7/10;
- Users of PRoW 239/8/20 (Year 1 only);
- Users of Warwick Road (B4100) (Year 1 and Year 15 within the 600m stretch adjacent to the Site);
- Properties along the northern edge of Hanwell Fields (Year 1 only);
- Residential property of Park Farm (Year 1 only); and
- Properties at the western extent of Hanwell.

## 6. Cumulative Effects

- 6.1 It is a requirement of the EIA Regulations for the EIA to assess the cumulative effects arising from the Proposed Scheme.
- 6.2 There is no standard methodology for the assessment of cumulative effects but it is common (and in accordance with accepted guidance) for cumulative effects to be broken down into two types of effect, namely '*effect interactions*' and '*in-combination effects*', defined in **Box 4**.

### Box 4.

#### Definitions of Cumulative Effects

*Effect interactions* - Different effects as a result of the project itself affecting the same receptor, either within the Site or in the local area.

*In-combination effects* - Effects with other project(s) going on in the wider area.

## Effect Interactions

### Approach

- 6.3 The evaluation of effect interactions first looks to collate all of the effects assessed within all technical chapters and 'categorised' them into 'receptor groups'. By sorting all effects into receptor groups the potential for an effect interactions to occur can be identified.
- 6.4 The receptors groups are based on the list of 'factors' that are specified within the EIA Regulations, that an ES should report the likely significant effects upon<sup>28</sup>. Often the receptors considered within technical assessment will fall within one of the receptor groups.
- 6.5 Once collated in tabular form, it is clear where a receptor group is experiencing multiple effects associated with the Proposed Scheme and thus there is considered the 'potential' for an effect interaction. Following this initial sorting process, the specific effects are examined in greater detail and the specific individual receptors assessed to confirm a common receptor.

### Construction Stage

- 6.6 During construction, residual effects are reported for the population and human health and landscape factors, however as

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<sup>28</sup> Population and human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape.

only one residual effect is reported for each factor, there are no anticipated effect interactions.

### Operational Stage

6.7 During operation, residual effects are reported for the population and human health, cultural heritage and landscape factors. However, again, as only one residual effect is reported for each factor, there are no anticipated effect interactions.

### In-Combination Effects

6.8 The first step for this assessment is to identify other existing or approved projects that should be considered in-combination with the Proposed Scheme. This identification and selection process was completed as part of the EIA Scoping process to ensure agreement with CDC on the projects to consider. The approved projects identified and agreed with CDC to be assessed are set out in **Table 6.1** below. The locations of these approved projects are provided in **Extract 9**.

**Table 6.1: Approved Projects**

ID	Planning application reference	Project name	Project Overview
1	18/01882/OUT	Drayton Lodge	320 dwellings, a 0.5ha local centre and associated infrastructure.
2	21/03426/OUT	Land Opposite Hanwell	78 dwellings and

ID	Planning application reference	Project name	Project Overview
		Fields Recreation	associated infrastructure.
3	22/03064/OUT	Hanwell Fields Phase 2 Land Opposite Hanwell Fields Recreation Adj To Dukes Meadow Drive Banbury	176 dwellings and associated infrastructure.
4	21/02467/F	OS Parcel 0005 and Part OS Parcel 1300 0878 and 7566 Banbury	A 240-bed hotel, 4-storey office building and roadside services (including restaurant/coffee drive-throughs a petrol filling station.
5	22/01488/OUT	OS Parcel 5616 South West of Huscote Farm and East of Daventry Road Banbury	Up to 140,000sqm of employment floorspace and associated infrastructure.

### Built Heritage and Archaeology

6.9 Regarding built heritage and archaeology, all Approved Projects have been deemed sufficiently detached (geographically) from the Site (including its archaeological resource) and the HCA so as not to result in effects greater than those reported for the Proposed Scheme in isolation (residual negligible effect to

archaeological remains and the setting of the HCA during construction and an adverse but **Not Significant** effect to the setting of the HCA during operation) (**Chapter 6: Built Heritage and Archaeology**).

- 6.10 Therefore, no in-combination effects to built heritage or archaeological assets are anticipated.

### Landscape and Visual

- 6.11 In regard to landscape and visual, no in-combination effects are predicted in relation to changes to the character of the Site itself, as only the Proposed Scheme would be responsible for changes to on-Site features.

- 6.12 Changes to the landscape character of the Site context, including the relationship between Banbury and Hanwell, have only been considered likely with Approved Projects 1 – 3, with Approved Projects 4 and 5 being too far from the Site (being separated by the A423 corridor) to cause any in-combination effects. Given the enclosure of the Site and Approved Projects 1 – 3 afforded by boundary vegetation and undulating topography, the in-combination effects of the Proposed Scheme and the Approved Projects combined would not be greater than that of the Proposed Scheme in isolation, in both construction and operation (**Chapter 7: Landscape and Visual**)<sup>29</sup>.

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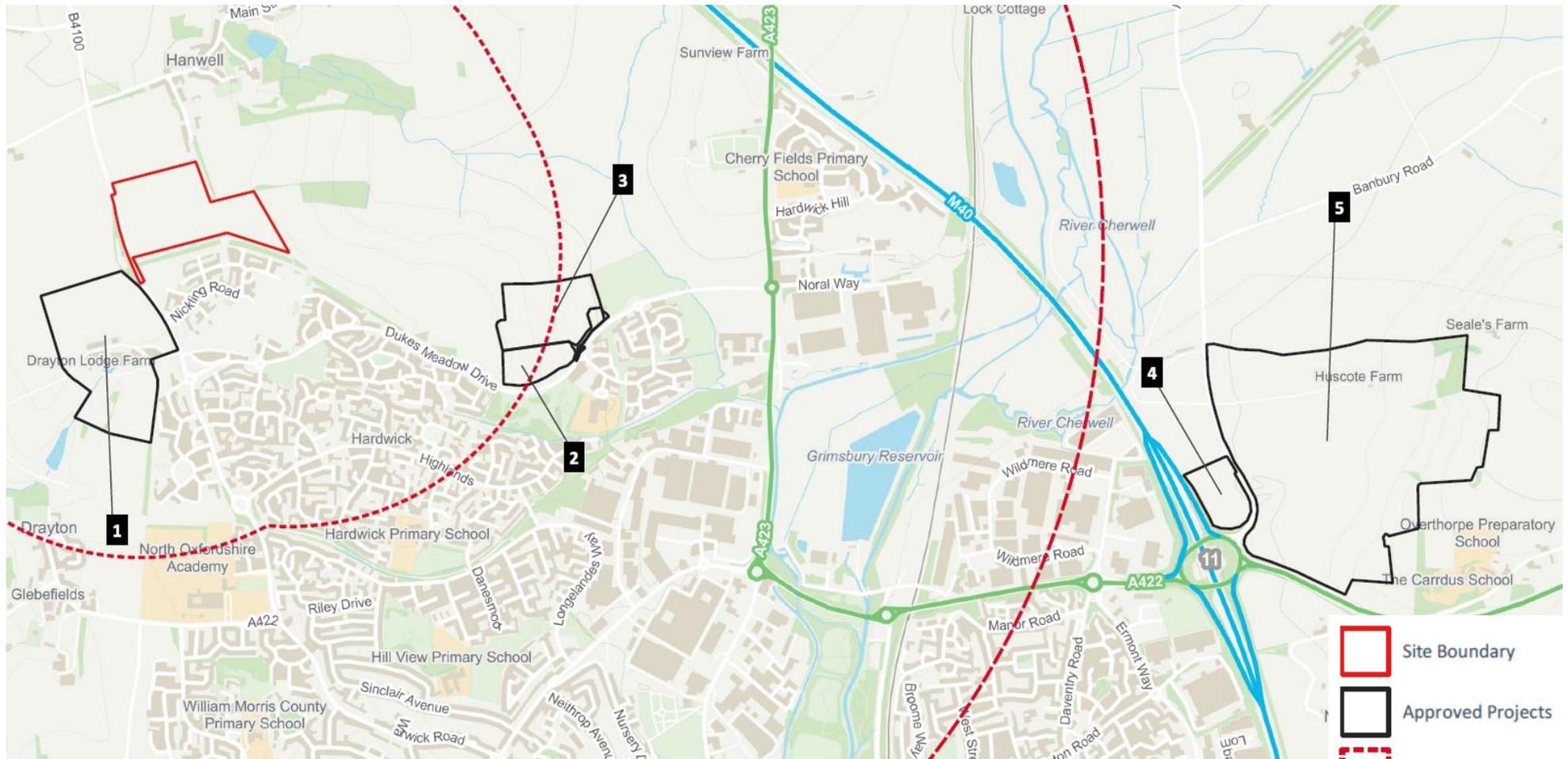
<sup>29</sup> Adverse and **Significant** during construction, Year 1 and Year 15 of operation.

- 6.13 Regarding changes to visual amenity, only Approved Projects 1 – 4 were considered to share common visual receptors with the Proposed Scheme<sup>30</sup>. It was determined that all in-combination effects (both separately for each Approved Project and for all Approved Projects and the Proposed Scheme together) would not be greater than those identified for the Proposed Scheme in isolation (**Chapter 7: Landscape and Visual**)<sup>31</sup>.

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<sup>30</sup> The landscape and visual assessment material prepared in support of Approved Project 5 did not identify any common receptors with the Proposed Scheme, meaning that receptors of the Proposed Scheme are unlikely to be significantly affected by Approved Project 5 in-combination.

<sup>31</sup> As summarised in **Section 5**, a number of receptors would experience adverse and **Significant** effects during construction and Year 1 of operation, with fewer receptors being subject to adverse and **Significant** effects during Year 15 of operation as a result of screening provided by matured vegetation.



**Extract 9. Approved Projects Plan**

## Appendix 1: Regulatory Compliance Checklist

Regulation 18, Paragraph 3 (e) of the EIA Regulations requires ‘a non-technical summary of the information referred to in sub-paragraphs (a) to (d)’ to be provided. Schedule 4, Paragraph 9 of the EIA Regulations requires ‘A non-technical summary of the information provided under paragraphs 1 to 8’ to be provided. To provide clarity on compliance with the EIA Regulations, the schedule below identifies where the information from paragraphs a to d of Regulation 18a and paragraphs 1 to 8 of Schedule 4 is located in this Non-Technical Summary.

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development	<p>1. A description of the development, including in particular:</p> <p>(a) a description of the location of the development;</p> <p>(b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;</p> <p>(c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;</p> <p>(d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.</p>	<b>Section 2: The Site and Section 3: The Proposed Scheme</b>
(d) a description of the reasonable alternatives studied by the developer, which are relevant to the	2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by	<b>Section 3: The Proposed Scheme</b>

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment	the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	
-	3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	<b>Section 2: The Site</b>
-	4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	<b>Section 2: The Site</b>
(b) a description of the likely significant effects of the proposed development on the environment	5. A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of	<b>Section 5: Effects of the Proposed Scheme and Section 6: Cumulative Effects</b>

these resources;

(c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;

(d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);

(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;

(f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;

(g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).

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6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of

**Section 4: The EIA  
Process and Approach**

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
	knowledge) encountered compiling the required information and the main uncertainties involved.	<b>Section 5: Effects of the Proposed Scheme</b>
(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	<b>Section 3: The Proposed Scheme and Section 5: Effects of the Proposed Scheme</b>
-	8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	<b>Section 3: The Proposed Scheme and Section 5: Effects of the Proposed Scheme</b>

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