

**Bloor Homes Ltd**

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**Land South of Banbury Rise, Bretch Hill, Banbury**

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**Environmental Impact Assessment  
Screening Request**

**March 2022**



Document title: EIA Screening Request

Project: Land South of Banbury Rise, Bretch Hill, Banbury

Client: Bloor Homes

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## 1. Introduction and the approach to EIA screening

- 1.1. Bloor Homes intends to apply to Cherwell District Council (CDC) for planning permission to develop residential dwellings on land to the south of Banbury Rise, Bretch Hill, Banbury, in the location identified below.



Figure 1: Location Plan

- 1.2. Savills is instructed by Bloor Homes to request the formal Environmental Impact Assessment (EIA) screening opinion of CDC for the proposed development of the land shown within the red line on the appended Location Plan WE080-PD-039C (Appendix 1).

### EIA screening

- 1.3. Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017<sup>1</sup> enables an applicant to request the relevant planning authority adopt an EIA screening opinion. In accordance with the EIA Regulations this request for CDC's EIA screening opinion includes:
- a) a plan sufficient to identify the land;
  - b) a description of the development, including in particular—
    - (i) a description of the physical characteristics of the development and, where relevant, of

<sup>1</sup> <https://www.legislation.gov.uk/ukxi/2017/571/contents>

- demolition works;
- (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- c) a description of the aspects of the environment likely to be significantly affected by the development;
- d) to the extent the information is available, a description of any likely significant effects of the Proposed Development on the environment resulting from—
- (i) the expected residues and emissions and the production of waste, where relevant; and
- (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
- e) such other information or representations as the person making the request may wish to provide or make, including any features of the Proposed Development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.
- 1.4. EIA is only required for categories of development outlined in the EIA Regulations if it is considered that implementing the project would be 'likely to have significant effects on the environment by virtue of factors such as its nature, size or location'. The EIA Regulations set out a process through which it can be decided whether a proposal is 'EIA development' for which an assessment is required – EIA screening.
- 1.5. In determining whether or not the Proposed Development requires an EIA, the local planning authority is required to follow the Regulations and the relevant schedules. The Planning Practice Guidance 'Environmental Impact Assessment' section (PPG) provides additional guidance<sup>2</sup>.
- 1.6. Initially, it should be established whether the project is of a type listed in Schedule 1 or Schedule 2 of the Regulations. The Proposed Development (page 3) does not qualify as a Schedule 1 development, but it does fall within the description in Schedule 2 Part 10(b) 'Urban development projects'.
- 1.7. As the proposal includes more than 150 dwellings, and the overall area of the application site exceeds 5 hectares, it is therefore necessary for the local planning authority to undertake EIA screening to establish whether the Proposed Development is likely to have significant effects on the environment. This takes account of the selection criteria in Schedule 3, in accordance with Regulation 5(4)(c), together with any information provided by the applicant (Regulation 5(4)(a)).
- 1.8. The Site does not lie within a sensitive area as defined in Regulation 2(1). Therefore, the test of whether the proposal is EIA development is whether it would be likely to have significant effects on the environment by virtue of its characteristics, location and potential impact in the context of the selection criteria set out in Schedule 3 of the Regulations, which are:
- Characteristics of development;
    - size and design of the whole development;
    - cumulation with other existing and/or approved development;
    - use of natural resources, in particular land, soil, water and biodiversity;
    - production of waste;
    - pollution and nuisances;
    - the risk of major accidents and/or disaster relevant to the development;
    - the risks to human health.
  - Location of development; and
  - Type and characteristics of the potential impact.

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<sup>2</sup> <https://www.gov.uk/guidance/environmental-impact-assessment#Screening-Schedule-2-projects>

## Mitigation

- 1.9. The PPG provides advice on taking into account mitigation measures at the screening stage. Paragraph 023 (ref. 4-023-20170728) states:
- ‘Developers are encouraged to identify any features of their Proposed Development and any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment and to include these with the information required to inform the screening decision (see Regulation 6). The extent to which mitigation or other measures may be taken into account in reaching a screening opinion depends on the facts of each case. The local planning authority must have regard to the amount of information available, the precautionary principle and the degree of uncertainty in relation to the environmental impact. However, there may be cases where the uncertainties are such that Environmental Impact Assessment is required.’*
- 1.10. We have identified features of the Proposed Development and any standard measures envisaged that will avoid or prevent what might otherwise have been significant adverse effects on the environment as identified by the PPG guidance at Paragraph 023.
- 1.11. The followings sections are structured around the selection criteria for screening Schedule 2 development as set out in Schedule 3 of the EIA Regulations.

## 2. Characteristics of the development

- 2.1. The Proposed Development to be screened is:
- Residential development of 250 dwellings, or fewer depending on detailed design;
  - Building heights of 2 to 3 storeys;
  - Vehicular and pedestrian/cycle connections with Banbury Rise to the north;
  - Pedestrian/cycle and emergency vehicle connections to the east;
  - Public open space provision; and,
  - A landscape buffer to preserve the setting of Withycombe Farmhouse, a listed building.
- 2.2. A concept plan showing the extent of the proposed development is included at Appendix 2.

### Access, vehicle, pedestrian and cycle movements

- 2.3. The Banbury Rise development to the north of the Site includes primary vehicular access to the boundary of the Site and the Proposed Development. This connects through to Banbury via Bailey Road, Edinburgh Way and Bretch Hill. There is the opportunity to provide a link for pedestrian and cycle to the east of the Site via Dover Avenue. An emergency vehicle only access could be linked to Balmoral Avenue.

### Size and design of the development

- 2.4. Up to 250 dwellings are proposed. When completed and occupied, it could be expected to accommodate some 600 residents. Amenity areas, green space and surface water drainage attenuation measures would also be included as required. An illustrative masterplan showing the potential layout would be set out in the planning application.

### Cumulation with other existing and/or approved development

- 2.5. The Site is located on the urban fringe of Banbury and to the east of Withycombe Farm.
- 2.6. The Proposed Development is designed as an extension to the recently developed and approved development to the north of the Site (CDC Local Plan Policy Banbury 3 – West of Bretch Hill). The

development of the Local Plan allocation has been delivered in three phases, with a total of 480 dwellings. The Proposed Development would share vehicular access with two connections, at Edinburgh Way and Bretch Hill.

- 2.7. A CDC planning committee in February 2022 resolved to grant planning approval for new residential development of 49 dwellings on land off Balmoral Avenue, under CDC reference 21/03644/OUT. This is adjacent to the south-east corner of the Site being screened and follows a 2021 planning permission, also for 49 dwellings on land to the north and west of Bretch Hill Reservoir, also off Balmoral Avenue (20/01643/OUT).

### **Use of natural resources**

- 2.8. Land and soils – MAGiC Maps indicates that the Site is likely to be classified as Grade 2 agricultural land, which is considered to be the best and most versatile.
- 2.9. Water – Detailed design of the foul sewerage network and potable water supply for the development will be undertaken to support the detailed planning application. Close liaison with Thames Water and Oxfordshire County Council will ensure compliance with their guidelines and requirements. It is not considered that the development would have any extraordinary demands on water supply or disposal of wastewater. Information produced to accompany the applications will outline the sustainability measures to be incorporated in the design of the buildings intended to minimise the use of water use and maximise energy efficiency.
- 2.10. Biodiversity - The fields are considered to be of low ecological value, with vegetation to the field boundaries, of more interest. The majority of the boundary features would be retained and incorporated into the development design.

### **The production of waste**

- 2.11. No demolition is required prior to construction. The construction operation will produce waste, but it is not considered that this would generate any unusual or complex waste requiring specialist control or management. Mitigation and management measures are described below in Section 4.
- 2.12. Once complete, the development would generate household waste. The residents would be provided with the means to segregate waste in accordance with local policy.

### **Pollution and nuisance**

- 2.13. During construction there may be some release of dust and noise from equipment and activities. However, the use of good site practice in construction can minimise such temporary impacts to acceptable levels. Restrictions and management requirements can be secured in a Construction and Environment Management Plan (CEMP) which will ensure that any construction activities will be in accordance with environmental protection legislation which will limit disturbance as far as reasonably practicable.

### **Risk of major accidents or disasters**

- 2.14. No potential for major accident or disaster is considered likely from construction on this site. The potential for accidents or disasters resulting from the occupation and use of the Proposed Development is considered to be negligible.
- 2.15. When considering the risk of disaster caused by climate change, the Site is not in location that will be affected by coastal storms or sea level rise. The projected general trends of climate change in the 21st century<sup>3</sup> shows a progressive increase in mean air temperatures during summer and winter months, a

<sup>3</sup> Source: <https://ukclimateprojections-ui.metoffice.gov.uk/products>

reduction in the rate of precipitation during the summer months but an increase during the winter months, with a slight reduction in average wind speed in the summer and a small increase during the winter period. Whilst the detailed design of the buildings will need to account for the for the comfort of occupants, it is not considered that such issues pose a disaster risk.

## Risks to human health

### *During construction*

- 2.16. A development on land used for agriculture would not be expected to require anything more than industry-standard best practice for construction site health and safety management.

### *Upon completion*

- 2.17. There are not any anticipated risks to human health from the proposed use of the land.

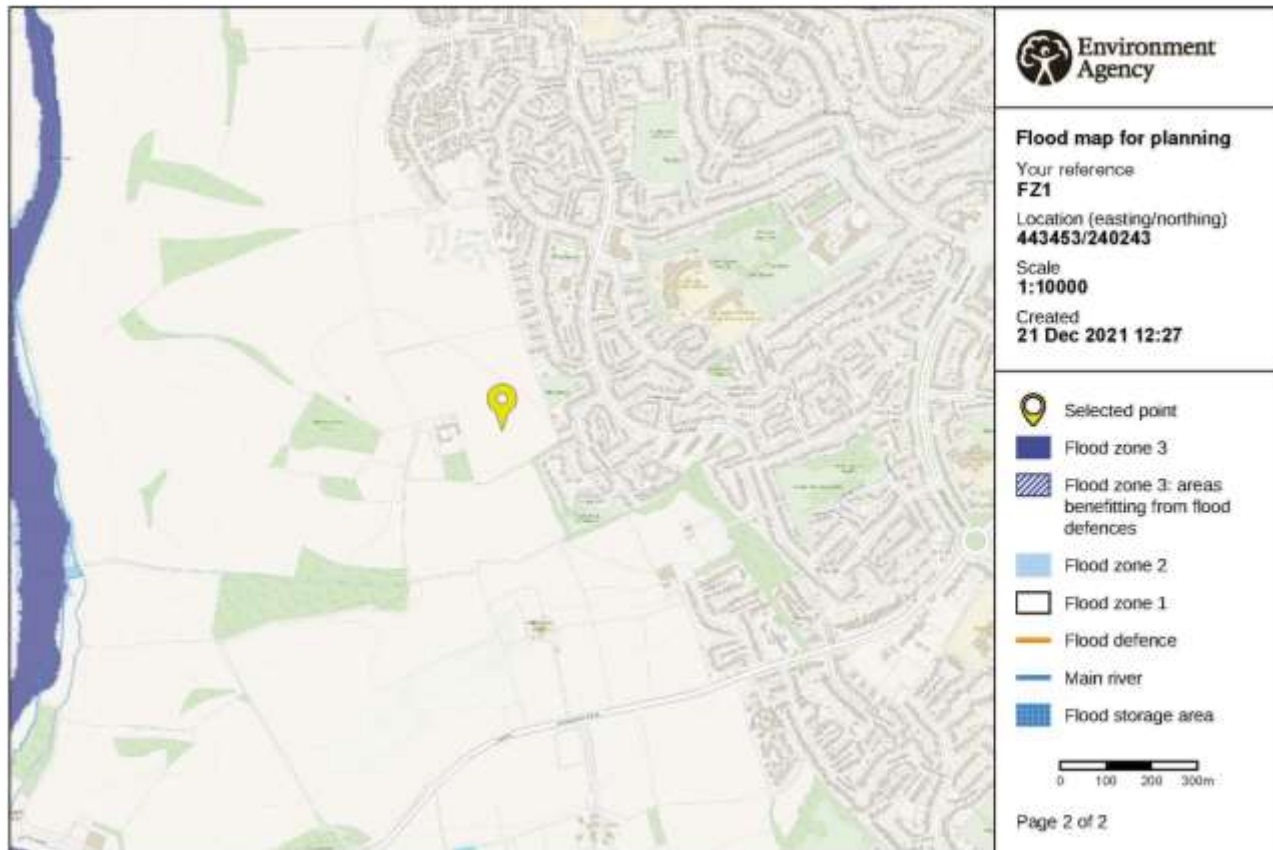
## 3. The location of the proposed development

- 3.1. The Site is situated to the west of Banbury and along the western edge of Bretch Hill. It covers approximately 13.6 hectares (ha) of land. The land is currently in agricultural use as two fields bordered by hedgerows with a few mature trees. The Site sits within an area that currently is predominantly in agricultural use.
- 3.2. The Proposed Development adjoins the Bretch Hill allocation in the local plan for new homes (Policy Banbury 3): Phase 1 (161 homes) and Phase 2 (182) are substantially complete, and Phase 3 (137 dwellings) is currently under development, with first occupation due in March 2022.

### Designations / constraints / sensitive receptors

- 3.3. The closest designated heritage asset is the Grade II listed Withycombe Farmhouse, which is located adjacent to the west of the Site (Appendix 3: Constraints plan. Dwg no.P20-1853\_02 Sheet 01 rev.C). The nearest scheduled monument, called Tooley's Boatyard, is located approximately 2.5 km to the east in central Banbury.
- 3.4. Neithrop Fields Cutting SSSI is a geological designation located approximately 2 km north of the Site in a rail cutting. The SSSI designation relates to a section of the Middle and Upper Lias, including a complete section through the ironstones of the Banbury Ironstone Field. The status of the SSSI is recorded as being in unfavourable condition but is recovering. Due to its distance from the Site, it is not considered to be at risk of any effects.
- 3.5. According to the Environment Agency Flood Map for Planning, the entirety of the Site is located within Flood Zone 1, meaning it has a low risk of flooding (Figure 2).





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**Figure 2: Flood zone map**

## 4. Types and characteristics of potential impacts

4.1. This Section considers the potential of the proposal to affect aspects of the environment that might be significant in this location and identify mitigation that would be employed where necessary to avoid or reduce effects.

### **Control of construction activities**

4.2. Construction would proceed in accordance with industry-standard best practice techniques and all legislative requirements will be met. During site clearance and construction, the approach to working will seek to optimise construction methods and material use, retain excavated material within the development area, and implement best practice waste management. The potential for pollution or nuisance to be caused during construction will therefore be controlled and managed. Standard measures can be secured through planning conditions and for such a proposal usually include site waste management and construction management implemented via a Construction Environment Management Plan (as approved for the development of Banbury Rise).

4.3. Waste would be minimised primarily through re-use on the Site itself, and where this cannot be achieved, by recycling elsewhere, if possible, with disposal to a licenced facility used as a last resort. In order to minimise the volume of construction waste, use of site waste management will ensure that adverse effects from the management of waste will be unlikely.

- 4.4. In the unlikely event that contaminated material is identified during the demolition/construction process, the contractor would follow following standard procedure to:
- notify the Environmental Health Officer of the discovery;
  - secure the area / take action to prevent the release of contamination;
  - appoint a specialist / identify the substance and appropriate containment/disposal options;
  - dispose in accordance with applicable legislation / obtaining the necessary consents and / or licenses;
  - record waster transfer / disposal certificates.

- 4.5. There are no neighbouring land uses that are likely to be affected by residential development on the site. The risk of water contamination should be low given that the design of any approved surface water drainage system would include the necessary protective measures.

## **Soils**

- 4.6. The extent of soils that may remain undisturbed is likely to be limited principally to the area at the perimeter of the Site and within open spaces planned through the layout of the scheme.
- 4.7. Soil is an important component of the ecosystem and also has a role as a store of carbon. Its functions can be impaired or lost as a result of development if it is not managed properly. The inherent quality of soil, as distinct to its agricultural value, is recognised in the Government's 'Soil Strategy for England - Safeguarding our Soils' which seeks to encourage the sustainable management of soil resources. Appropriate management of soil resources during construction can help with the re-establishment of soil functions following their storage or movement.
- 4.8. Measures to mitigate the loss of soil resources during the construction phase will identify the most appropriate re-use for the different types of soils and proposed methods for handling, storing soils on-site. The aim will be to ensure the re-use of surplus soil in accordance with Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. The quality of soils retained on-site would be maintained by following good practice, particularly to avoid compaction and biodegradation of soils that are temporarily stockpiled. This will ensure that the soil retains its ecosystem functions. Any surplus soils will be re-used in a sustainable manner (i.e., as close to the Site as possible and to an after-use appropriate to the soil's quality). This will ensure that significant effects to soils would not result from the development.

## **Traffic and transport**

- 4.9. Access to the Site is proposed to be via the development to the north, which connects to Banbury via two access points, Edinburgh Way and Bretch Hill. In this arrangement the single point of access via Bailey Road onto Edinburgh Way and would serve 387 dwellings, and so falls under the 400 dwellings threshold for a single point of access set out in the Oxfordshire CC Residential Design Guide Second Edition (2015).
- 4.10. Highway boundary data shows that there is the potential for a pedestrian and cycle link to the Proposed Development via Dover Avenue. This would provide direct routes towards schools, bus stops and local facilities to the east of the Site. The layout will include footway provisions of 2 metres to accommodate pedestrians and a 20-mph speed limit will be implemented to accommodate for cyclists in the carriageway.
- 4.11. It is also proposed to provide an emergency vehicle only access to Balmoral Avenue to the east of the Site. Balmoral Avenue is considered to be the most appropriate connection due to it being a reasonable distance from the primary access location.

- 4.12. Preliminary junction capacity analysis by transport planners Phil Jones Associates (PJA) has indicated that some junctions may require mitigation to prevent significant effects. These junctions include the signalised junction of Stratford Road/Warwick Road, the Warwick Road/Ruscote Road double roundabout, the Bloxham Road/ Queensway priority junction and Edinburgh Way. None of these junctions are within or near the Banbury Air Quality Management Area.
- 4.13. A Framework Travel Plan will be submitted as part of the application including measures, targets, details of monitoring and an action plan, based on guidance presented in OCC's guidance on Travel Plans, travel plan statements<sup>4</sup>.
- 4.14. The scheme will promote sustainable transport, with measures that seek to achieve a modal shift away from private car use including:
- new walking and cycle links;
  - well-connected street patterns and walkable neighbourhood providing high quality, safe and direct walking, cycling and including links using the green infrastructure network; and
  - provision of a Travel Plan for new residents which includes measures to encourage the use of public transport.

## Surface water drainage

- 4.15. The proposal will be located within Flood Zone 1. A surface water drainage strategy will be prepared to demonstrate how water would be managed over the lifetime of the Proposed Development, taking into account predicted climate change.
- 4.16. The potential effects of construction on groundwater or surface water will be controlled by the implementation of a CEMP. This would contain controls on the management of soils and excavations and limit the potential for on-site spillages / accidents that could affect water quality. With such measures in place no significant adverse effects are envisaged during construction work.
- 4.17. There is a reported history of flooding to the east of the Site on Dover Avenue and Balmoral Avenue due to surface water runoff from the Site. Drainage works along the eastern boundary of the Site could intercept this runoff and reduce flood risk to the properties east of the Site.
- 4.18. When the Proposed Development is occupied, there is the possibility of pollutants originating from motor vehicles to enter surface water systems. Such risk would be mitigated through the inclusion of pollution control measures in surface water drainage systems, the details of which can be secured by condition.
- 4.19. With construction site controls implemented and a sustainable drainage system in place, there would be no direct impact on the water environment during the construction and occupation of the Proposed Development. The flood risk assessment will establish that the development will not be at risk of flooding and flood risk will not be increased elsewhere. No significant adverse flood risk impacts are anticipated.

## Air quality

- 4.20. Construction activities and traffic generation are the two primary considerations when determining whether proposals will have a potential impact on air quality.
- 4.21. Dust generation during the construction phase would be temporary and can be managed to acceptable levels through standard good practice (such as dust suppression techniques) implemented through a CEMP. The Institute of Air Quality Management guidance on the assessment of dust from construction

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<sup>4</sup> <https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments/travel-plans-and-statements>

indicates that receptors within 350 metres of a Site have the potential to be affected by dust generated during the earthwork and construction phases. The nearest existing receptors are the properties adjacent to the Site on Dover Avenue, Balmoral Avenue and Thornbury Rise, and Withycombe Farmhouse to the west. There will also be occupants of new dwellings that will be constructed in Phase 3 of the Banbury Rise development.

- 4.22. Concentration-based limit values and objectives have been set for the PM<sub>10</sub> suspended particle fraction, but no statutory or official numerical air quality criterion for dust annoyance has been set at a UK, European or World Health Organisation (WHO) level. Construction dust management uses a risk-based method, focusing on the appropriate measures to be used to keep dust impacts at an acceptable level. By adopting this approach, the implementation of standard best practice dust mitigation measures would be suitable response in this location. Effective measures can be secured by planning condition and would be implemented prior to works commencing in order to manage potential dust impacts to an acceptable level.
- 4.23. The Site is not located within an Air Quality Management Area (AQMA). The closest AQMA is AQMA 2, which is located 1.7 km east of the Site in central Banbury. This was declared due to exceedances of nitrogen dioxide objectives.
- 4.24. There is the potential for development-generated traffic to influence pollutant concentrations in the local area, however, the preliminary junction capacity analysis has not indicated that development traffic unduly affects road junctions within the AQMA to the extent that improvements are necessary. The Institute of Air Quality Management and Environmental Protection UK guidance provides indicative criteria to determine whether a detailed road traffic emissions assessment is required for a proposed development. A development of 250 units is likely to cause a change of more than 500 AADT, therefore a detailed air quality assessment will accompany the planning application. The implementation of a residential travel plan will assist in managing potential impacts on air quality.

### **Noise and vibration**

- 4.25. The noise generated during construction may be experienced at nearby sensitive receptors. Levels of vibration decrease very rapidly through the ground within a few metres, it is considered that any vibration effects as a result of construction activity are unlikely to result in a significant impact at nearby properties. Any noise is likely to be a short-term, temporary impact, and can be controlled through a suitably worded CEMP. Once the construction phase is complete and the development is occupied, it is not anticipated that effects from the proposed residential use is likely to result in significant noise or vibration effects.

### **Landscape and visual effects**

- 4.26. The topography of the northern field within the Site is generally flat, with a slight fall towards the north/east towards the area of Dover Avenue/Balmoral Avenue. The ground in the southern field rises towards the southern boundary of the Site.
- 4.27. The nearest landscape designation is the Cotswolds Area of Outstanding Natural Beauty (AONB) which is approximately 7 km to the west of the Site. It is considered that the intervening distance, together with topography and vegetation cover creates a considerable degree of separation and as such the development of the Site would not affect the qualities and character of the setting of this designation.

- 4.28. The landscape context of the Site is of the urban fringe of Banbury, adjoining the Bretch Hill area, which is characterised by post-war development. Banbury has been extended with the development of the Banbury 3 allocation. The Environmental Statement for the development of Banbury Rise concluded that it could be “*integrated within this landscape and visual context without detriment to the character and qualities of the localised and wider setting*”.
- 4.29. Within the wider landscape context, the Drayton Conservation Area lies to the northwest of the Site and covers an extensive landscape area plus the village of Drayton. The registered Historic Park and Garden designation associated with Wroxton Abbey, and Wroxton Conservation Area adjoin the Drayton Conservation Area extending westwards. Within these designations a number of Listed structures, including Wroxton Abbey and associated garden features, and follies are present. Drayton Arch is Grade II\* listed. Intervening landform and woodland provide separation of this landscape from the Site.
- 4.30. Broughton Castle Scheduled Monument is set within a Grade II Registered Park and Garden to the south-west of the Site. No views from the castle have been identified and the availability of views from the grounds towards the Site is considered unlikely.
- 4.31. The North Newington Conservation Area applies to the village and adjacent fields. The North Newington Conservation Area Appraisal (May 2014) identifies ‘positive vistas’ and ‘positive views’ across the conservation area, none are in the direction of the Site. Views out from the village towards the Site will nevertheless be considered.
- 4.32. A preliminary assessment has determined that the Site, and its immediate context is of medium landscape value. This reflects the influence of the adjacent settlement edge and takes into account the presence of peripheral vegetation, the public footpath network, Withycombe Farm and the wider landscape context.
- 4.33. Any development will inevitably alter the visual amenity of an area. The design of the scheme will respond to the key features within the Site and the approved development to the north. The development proposals will include measures to mitigate effects on visual amenity, through landscape planting and open spaces which are designed to screen and soften the appearance of the scheme.

## Heritage

- 4.34. The Site does not contain any statutory or non-statutory listed heritage assets and therefore the proposal would not directly affect heritage assets through its construction or operation.
- 4.35. The significance of the Grade II Listed Withycombe Farm and attached stables lies in its architectural and aesthetic values and its historic value, through its retained layout as a courtyard farmstead. The farmhouse fronts into its gardens to the south and these immediate surroundings are considered to contribute to the significance of the building as from this location an appreciation of the aesthetic and architectural values of the farmhouse and the retained courtyard farmstead form can be appreciated. The best appreciation of the building would be from within the courtyard and gardens and the typical appreciation from the public footpath to the north-west will not be altered as a result of the Proposed Development because the dense vegetation surrounding the building obscures any potential development from view.
- 4.36. The existing development of Banbury Rise includes a landscape buffer between the new built form and the access drive to Withycombe Farm which retains a sense of openness when approaching along the access drive. This approach, incorporating a landscape buffer along the eastern extent of the access track could be continued within the northern extent of the Site so that the impact of development within the Site is no more than the impact that results (or will result) from the construction of Banbury Rise. Through maintaining this sense of openness and separation along the drive the experience of Withycombe Farm will not be

altered.

- 4.37. The dense vegetative boundaries between the southern extent of the Site and the gardens of Withycombe Farm result in there being no discernible relationship between this part of the Site and the Farm. Thus, new residential development within the southern extent of the Site with fewer constraints.
- 4.38. Whilst the Site is not identified as being visible from the Drayton and Wroxton heritage areas, development on the Site will need to be designed to respect the setting of the Withycombe Farm listed building and to address views from the rural area to the west.

## **Biodiversity**

- 4.39. The Site comprises agricultural land with low biodiversity value. Existing hedges and trees within the Site would be retained as far as practical with new planting included within greenspace. The western area of the Site is proposed to be kept as open space, which will form a buffer to Withycombe Farm. It is considered highly unlikely that the development proposed would result in 'significant' effects on ecological receptors due to the requirement to meet local and national planning policy and relevant wildlife legislation. Given that the proposal incorporates a large area of open space that could provide new habitat such as species-rich grassland, it is considered likely that the Proposed Development will be able to achieve an overall 10% net gain in biodiversity over the existing situation.

## **Climate change**

- 4.40. During the design and construction process, materials will be selected in accordance with sustainability principles, reducing waste and the carbon intensity of new buildings as part of the construction process, and when occupied to help minimise greenhouse gas emissions. The Government has pledged to bring greenhouse gas emissions to net zero by 2050. With respect to this proposal, an effective approach to reducing greenhouse gas emissions is the use of efficient designs and insulation products to achieve high levels of thermal efficiency - the 'fabric first' approach. New buildings that benefit from the latest heating systems, high levels of thermal insulation of walls, floors, ceilings, windows and doors can achieve a substantial reduction in energy demand, and therefore, of CO<sub>2</sub> emissions. The focus of the design will limit the energy consumption and CO<sub>2</sub> emissions through optimising the building performance together with energy efficiency measures following the energy hierarchy.

## **5. Conclusion**

- 5.1. The proposal exceeds the threshold criteria for an 'urban development project' as set out in Schedule 2, but it is not within or partially within an environmentally sensitive area as defined by the EIA Regulations. The Site is not considered to be sensitive to new development and environmental impacts are unlikely to be complex or experienced beyond its locality. This has included the consideration of cumulative impacts of existing and approved development in the vicinity of the proposal.
- 5.2. Most of the principal environmental effects of development arise during site clearance and construction and would be mainly restricted to the immediate area where activity is underway. A CEMP is proposed to provide appropriate protection of amenity and the environment with the implementation of simple and effective mitigation measures regularly used with the construction and occupation of residential development.
- 5.3. Potential environmental effects associated with transport, noise and vibration, air quality, landscape and visual amenity, built heritage, soils, biodiversity, flood risk and the interaction of changes resulting from the Proposed Development are not expected to result in significant effects. This has taken account of the nature

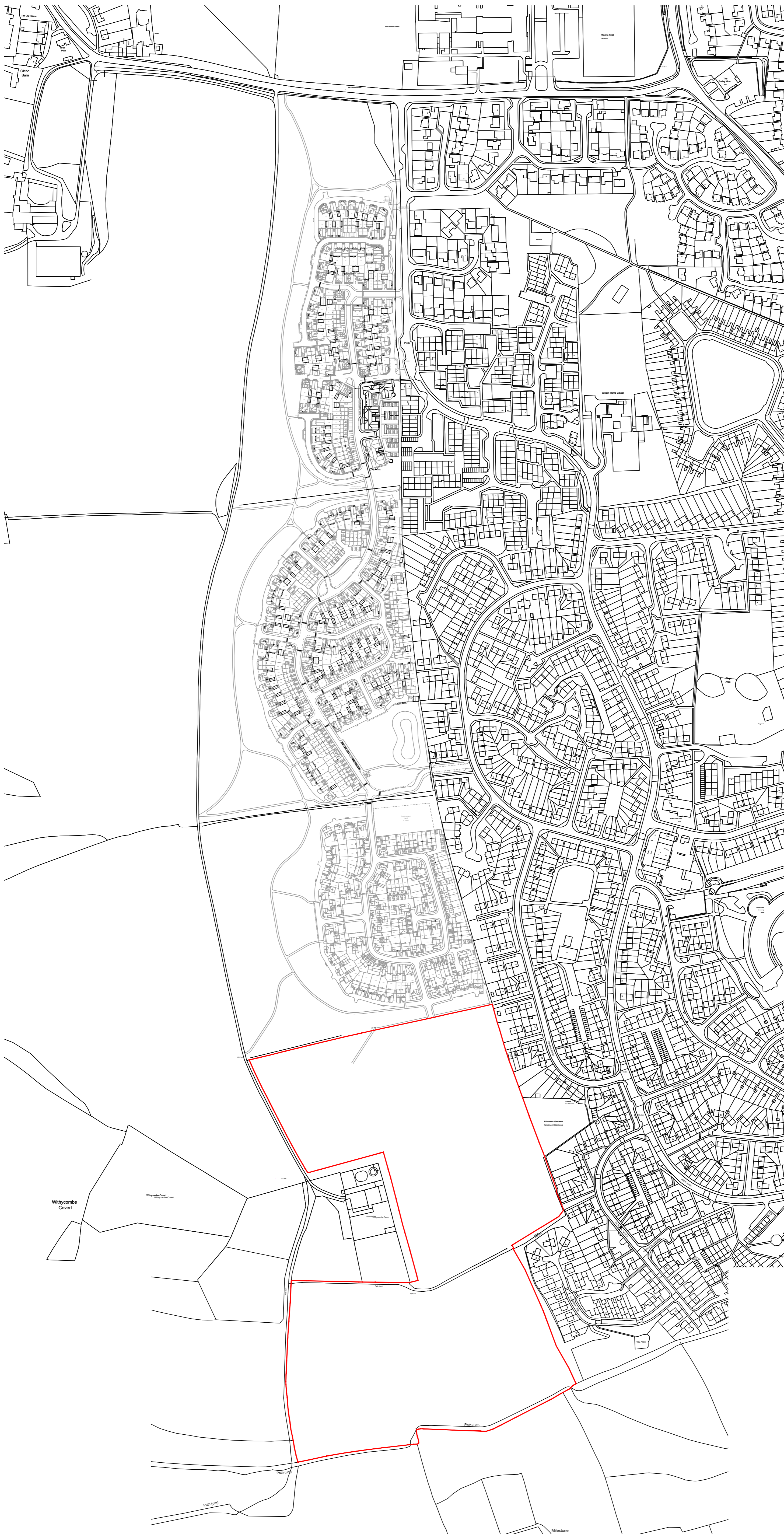
and scale of the Proposed Development, its location, the sensitivity of the existing environment and the types / characteristic of potential impacts.

- 5.4. Regulation 6(6) of the EIA Regulations advises that a local planning authority shall adopt a screening opinion within three weeks of the date of receipt of a request, and Regulation 5(5)(a) requires the main reasons for its conclusion to be identified, with reference to the relevant criteria listed in Schedule 3.




Appendix 1: Site boundary plan. Dwg no.WE080-PD-039C rev.C





J S BLOOR (SERVICES) LIMITED  
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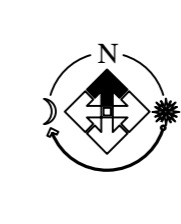
**KEY**  
 Site Boundary  
 33.66 Acres / 13.62 Hectares

Revision.

A	Red line boundary amended to suit the latest title information.	11.01.22	FM
B	Southern red line boundary amended to suit the latest title information.	04.02.22	FM
C	Blue line removed from the plan. Approved Bloor layouts for phases 1, 2 & 3 shown.	16.02.22	FM

Land South of Banbury Rise  
 Bretch Hill  
 Banbury  
**Location Plan**  
 DATE: SEPTEMBER 2020  
 SCALE: 1:2500 @ A1  
 DRAWN: FM  
 CHECKED: NR

# Banbury



**BLOOR HOMES**  
 Drawing No. WE080-PD-039C

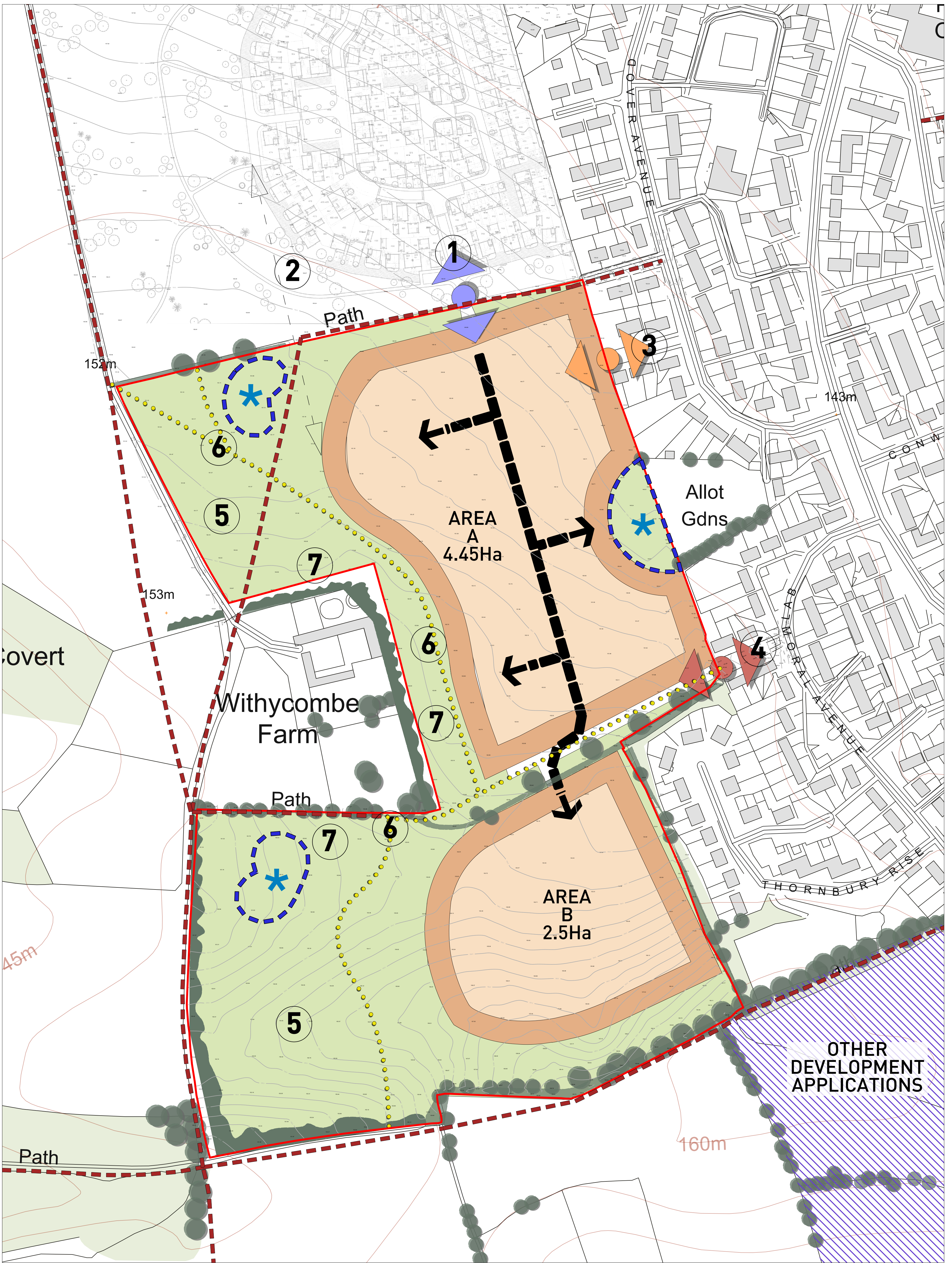
# Land South of Banbury Rise, Bretch Hill, Banbury

Bloor Homes

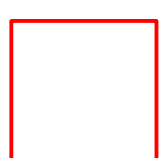
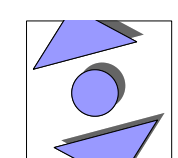
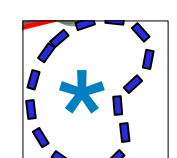

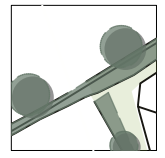
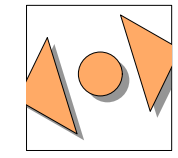
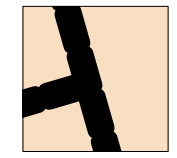

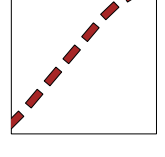
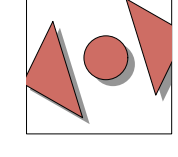
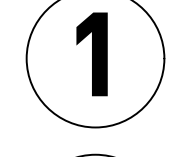

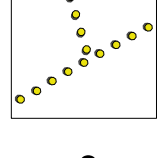
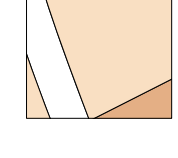



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Appendix 2: Concept plan. Dwg no.P20-1853\_02 Sheet 02 rev.D



**KEY**

- |   |   |  |  |
|---|---|--|--|
|  SITE LOCATION             |  PRIMARY VEHICULAR ACCESS  |  PRELIMINARY DRAINAGE LOCATIONS                                   |  4 PEDESTRIAN/CYCLE & EMERGENCY ACCESS (ONLY) FROM BALMORAL AVENUE  |
|  EXISTING VEGETATION       |  POTENTIAL SECONDARY PEDESTRIAN/CYCLIST ACCESS   |  INDICATIVE ROAD LINKS  |  5 SIGNIFICANT EXTENSION TO WESTERN AREA OF OPEN SPACE, (INCLUDING DRAINAGE ATTENUATION) A LOGICAL CONTINUATION OF ADJOINING OPEN SPACE |
|  PUBLIC RIGHT OF WAY       |  POTENTIAL SECONDARY PEDESTRIAN/CYCLIST/EMERGENCY ONLY ACCESS  |  1 PRIMARY VEHICULAR/PED/CYCLE ACCESS                             |  6 NEW FOOT/CYCLE LINKS   |
|  PROPOSED FOOT/CYCLE LINKS |  INDICATIVE RESIDENTIAL DEVELOPMENT PARCELS<br>TOTAL DEVELOPABLE AREA 6.95Ha<br>Up to 250 dwellings (c243 dwellings @ 35dph) |  2 WESTERN EXTENT OF BUILT FORM ALIGNS WITH ADJOINING DEVELOPMENT |  7 OPEN SPACE BUFFER TO WITHYCOMBE FARM   |
|   |   |  3 PEDESTRIAN/CYCLE ACCESS (ONLY) FROM DOVER AVENUE               |  |

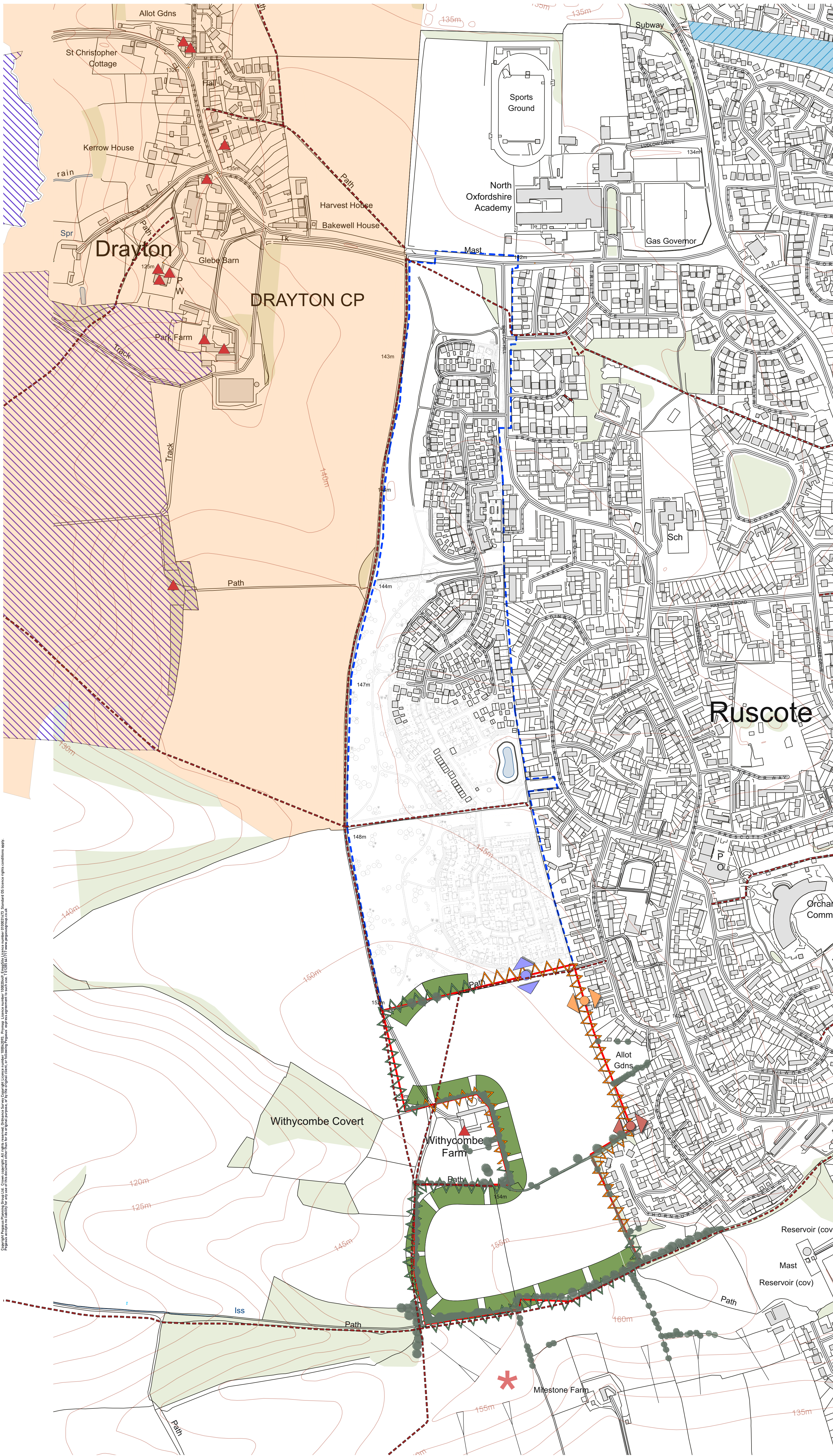
**LAND SOUTH OF BANBURY RISE, BANBURY - CONCEPT PLAN**

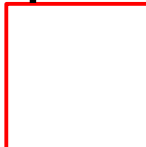

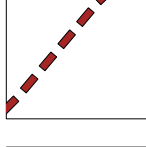
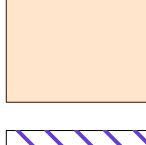
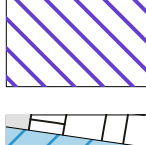
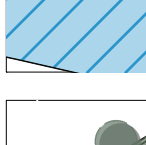
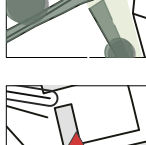
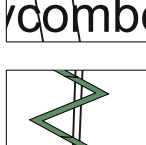
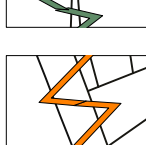
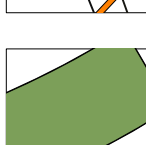
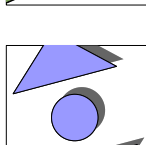
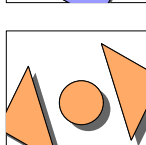
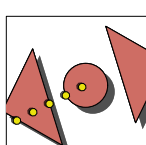
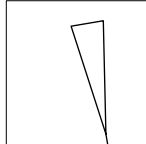
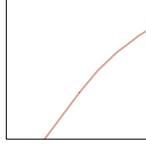



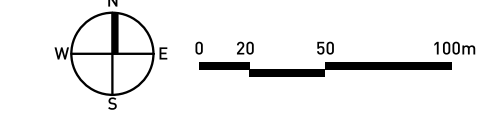
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Appendix 3: Constraints plan. Dwg no.P20-1853\_02 Sheet 01 rev.C



- KEY**
-  SITE LOCATION
  -  BANBURY 3 ALLOCATION / PLANNING 13/00444/OUT PERMISSION
  -  PUBLIC RIGHT OF WAY
  -  CONSERVATION AREA
  -  REGISTERED PARK / GARDEN
  -  SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
  -  EXISTING VEGETATION
  -  GRADE II LISTED BUILDING
  -  BOUNDARY TO GREEN EDGE
  -  BOUNDARY TO EXISTING RESIDENTIAL
  -  STRONG SENSE OF ENCLOSURE
  -  PRIMARY VEHICULAR ACCESS
  -  POTENTIAL SECONDARY PEDESTRIAN & CYCLIST ACCESS
  -  POTENTIAL SECONDARY PEDESTRIAN/CYCLIST/EMERGENCY ONLY ACCESS
  -  HIGHER GROUND
  -  HIGHER GROUND



**LAND SOUTH OF BANBURY RISE, BANBURY - CONSTRAINTS AND OPPORTUNITIES PLAN** Pegasus Design

