

Hallam Land Management Ltd- J.J Gallaghers Ltd

College Fields, Banbury
(Policy H10 Banbury Urban Extension:
Land Off Bankside, Banbury)

ENVIRONMENTAL STATEMENT
SCOPING REPORT

January 2005

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Figure

Figure 1 - Site Location Plan

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1.0 INTRODUCTION

Application and Site

1.1 Hallam Land Management Ltd and J.J. Gallaghers Ltd are to apply for outline planning consent for a proposed urban extension, at College Fields, Banbury. The site is allocated within the Cherwell Local Plan 2011 revised Deposit Draft (2002), Policy H10.

1.2 The site is located on agricultural land lying adjacent to the southern residential edge of Banbury (Bankside), east of the A4620 Oxford Road. The development proposals seek to provide a high quality mixed-use development in which to live, work and play.

Development Proposals

1.3 The development includes the provision of new housing, primary school, neighbourhood centre, small-scale retail and other associated community facilities. The development will be set within a robust landscape framework of retained and new landscape habitats, together with areas of public open space. Associated infrastructure would include remodelled and new access junctions from the Oxford Road and Bankside, and provision of internal site roads and a series of footway and cycleways.

1.4 Figure 1 details the site boundary, which extends to approximately 80.5 ha (199 acres).

1.5 The proposals typically follow Local Plan Policy H10 and include the following;

?? **Up to 1070 dwellings of various types and mix to include the provision of affordable housing;**

?? **A Primary School;**

?? **Local retail facilities;**

?? **Public House;**

?? **Community facilities to include the provision of a ;
primary health care facility, place of worship, community centre, formal sports pitches, play areas and canal side facilities;**

- ?? **A public Country Park on the defined 'valley slope' area.**
- ?? **A framework of Structural landscape and public open space;**
- ?? **Walking – Cycling and public transport provision,**

2.0 THE REQUIREMENT FOR ENVIRONMENTAL IMPACT ASSESSMENT

2.1 Planning applications for certain types of development in England and Wales need to be accompanied by an Environmental Statement in order to comply with the Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. An Environmental Statement (ES) is to be prepared as part of the outline planning application for development of this site. The ES will contain the findings of the Environmental Impact Assessment (EIA) and will be prepared in accordance with the requirements of the Regulations. The ES is required to include "at least" the information included in Part II, Schedule 4 to the Regulations and such information in Part I as is reasonably required to assess the environmental effects of the development and which the applicant can reasonably be required to complete.

The ES will include the following :

- ?? **A description of the development, comprising information on the site, design and size of the development.**
- ?? **A description of the measures envisaged in order to avoid, reduce and if possible remedy significant adverse effects.**
- ?? **The data required to identify and assess the main effects which the development is likely to have on the environment.**
- ?? **An outline of the main alternatives studied and an indication of the main reasons for the choice, taking into account the environmental effects.**
- ?? **A non-technical summary of the information set out above.**

Each environmental issue will be considered in the following way :

- ?? **A description of baseline conditions.**
- ?? **An assessment of potential effects that may arise during construction, operation and decommissioning (where appropriate).**

- ?? **Detail of the mitigation measures proposed to remove, reduce or remedy any potentially significant adverse effects.**
- ?? **A description of any significant adverse effects that may remain following implementation of the mitigation measures.**

Scoping Opinion

- 2.2 The purpose of this report is to seek a 'scoping opinion' from the Local Planning Authority (LPA). This is the formal opinion of the LPA on the information to be supplied in the ES and enables the applicant to be clear about what the LPA considers the main effects of the development are likely to be and therefore the topics on which the ES should focus.

Assessment Plan

- 2.3 An Assessment Plan will be prepared and contained within the ES. This will form the basis of the EIA and will show the main components of the scheme and provide sufficient information as to the siting, design and size of the proposals, to enable the assessment of the main environmental effects to be determined.

3.0 ENVIRONMENTAL ISSUES AND SCOPE OF THE ASSESSMENT

Scope of Studies

- 3.1 Hallam Land Management, JJ Gallaghers and members of the Consultant team met with Planning Officers at Cherwell District Council (9.11.04) and presented a draft list of topics considered to be included within the Environmental Statement. Comments were received on this and subsequently, the following topic areas are therefore proposed within the ES:

- ?? **Introduction (background, requirements and scope of content for the EIA)**
- ?? **Development Proposals and Design (including Design Statement, phasing & , construction and assessment of alternatives)**
- ?? **Planning Policy**
- ?? **Socio Economic Issues**
- ?? **Landscape and Visual Resources**
- ?? **Ecological Resources**
- ?? **Heritage & Archaeology**
- ?? **Geology, Water, Hydrology, Hydrogeology and Drainage**

- ?? **Agriculture & Land Quality**
- ?? **Contamination**
- ?? **Noise**
- ?? **Air Quality**
- ?? **Transportation (separate Transportation Assessment to be submitted)**
- ?? **Infrastructure & Services**
- ?? **Cumulative Effects**
- ?? **Non-Technical Summary**

Development Proposals & Design

- 3.2 The Development Proposals and Design section will provide a Design Statement on the nature of the development and would address all component parts of the proposal, including sustainability and design quality.

Assessment of Alternatives – Need & Alternatives

- 3.3 A review will be undertaken for the need for housing in Banbury and the broad strategies that might be adopted for its provision.

Consultation

- 3.4 There will be a review of the pre-application consultation procedures undertaken by the applicant, listing those consulted, the means of consultation and also specific parties with whom it is intended to consult with regard to the environmental assessment.

Planning Policy

- 3.5 The Planning Policy section will detail the policy context and background to the development, with reference to national and regional planning policy and guidance, and the Cherwell Local Plan. The proposed development would be reviewed and tested against established and emerging policy and strategies.

Socio Economic Issues

- 3.6 The socio economic effects of the proposed development will be assessed : in terms of impacts on the social and economic conditions arising directly from retail, employment, and housing opportunities.

Landscape and Visual Resources

- 3.7 A landscape and visual impact assessment of the proposed scheme would be conducted encompassing the “Guidelines for Landscape & Visual Impact Assessment” (GLVIA) published by the Landscape Institute and the Institute of Environmental Management and Assessment 2002, and “Landscape Character Assessment. Guidance for England and Scotland” (LCA) published by the Countryside Agency and Scottish National Heritage 2002.
- 3.8 The assessment will include a baseline landscape character assessment, topography, land use, visual envelope, key viewpoints and the assessment of impact from a range of representative receptors to be agreed with Cherwell District Council. In summary, potential impacts upon residential properties, public rights of way, recreational users and road users will be assessed. Night time effects will also be addressed.

Ecology and Nature Conservation

- 3.9 Consultation for existing data for the site and environ will be carried out. Statutory and non-statutory nature conservation organisations will be consulted
- 3.10 Baseline ecological surveys will be undertaken following Guidelines for Baseline Ecological Assessment (Institute of Environmental; Assessment 1995). This will include an initial walkover survey and classification of habitats within the site using Extended phase 1 Survey methodology (JNCC 1993) as recommended by English Nature. Target notes will be recorded for habitats of particular interest using the DAFOR scale.
- 3.11 Hedgerows will be surveyed using the Hedgerow Evaluation and Grading System and also using the criteria to determine important hedgerows under the Hedgerow Regulations 1997. Faunal surveys will be carried out where appropriate as indicated by the findings of the Phase 1 survey or as a result of consultation responses.
- 3.12 Reporting will follow guidelines as set out in the Guidelines fro Ecological Impact Assessment (IEEM 2002). This will include an evaluation of habitats and species present on site including an assessment of their importance at

local, regional, national and international level. Potential impacts on the habitats and species present will be assessed. Proposed mitigation measures will be detailed and residual impacts summarised.

Heritage & Archaeology

- 3.13 Baseline conditions will be established by means of a desk based study which will review data from various sources, including SMR and will also include a walkover survey. Methodology of the desk study will follow the guidance laid out by the Institute of Field Archaeologists. Consultation will also be undertaken with appropriate local authority conservation officers.
- 3.14 Having established baseline conditions, the impacts of the proposed development will be assessed in terms of findings drawn from the above and the appropriate measures/course of action proposed, with regard to PPG15. Any archaeological remains on the site and in the vicinity will be identified and as assessment of potential impacts on any identified archaeological remains will be carried out.

Geology, Water, Hydrology, Hydrogeology and Drainage

- 3.15 An assessment of the existing geology and hydrology will be made from visual site inspection and an examination of current and historical Ordnance Survey maps and other background information. Hydrogeology will be assessed from ground investigation information, and desk study.
- 3.16 Flood risk will be assessed by reference to the Environment Agency S105 flood plain map and other relevant information. Proposals will comply with the requirements of PPG25 for the use of sustainable drainage systems and will be based upon current best practice.
- 3.17 Discussions will be held with the Environment Agency, Water & Sewerage Undertaker and Local Authority to identify (and resolve) any other matters of concern.

Agriculture and Land Quality

- 3.18 An agricultural land classification survey will be carried out according to DEFRA guidelines and applying MAFF's Agricultural Land Classification for England and Wales: Guidelines and Criteria for Grading the Quality of Agricultural Land (MAFF, 1988). The results of this survey will be interpreted in relation to the national and county policies for protection of best and most versatile agricultural land
- 3.19 Farmers, whether tenants or owner-occupiers will be contacted to determine the impacts, if any, that development would have on the viability of agricultural holdings.

Contamination

- 3.20 Assessment will be made using baseline data findings in accordance with relevant EIA Guidance.

Noise

- 3.21 Environmental noise measurements will be made around the site in order to establish the baseline noise conditions. Noise measurement receptors will be defined and assessment will be based on current government guidance.

Air Quality

- 3.22 Assessment would be made using the baseline data and criteria from published guidance. Air quality predictions and will be carried out in accordance with current Government guidance.

Transportation

- 3.23 Traffic Impact of the scheme will be assessed in accordance with current government guidance on Traffic Impact Assessments. A separate detailed Transport Assessment will be included as part of the EIA. The analysis will encompass all aspects of transportation, including public transport, walking, cycling and Private Car traffic. The appraisal will also provide mitigation proposals where necessary, to ensure that the scheme is properly integrated into the existing networks.

Infrastructure & Services

- 3.24 The chapter will consider the provision of utility services to the proposed development and any resulting impacts from the construction and operation of service infrastructure elements.
- 3.25 Consultations will be carried out with the respective utility companies to identify existing network capacity for each service and any requirements for the enhancement or provision of new service infrastructure.

Cumulative Impact

- 3.26 A final summary chapter will examine the various topics in terms of the cumulative impact.

Non Technical Summary

- 3.27 A non technical summary would be provided which would summarise, in non technical language, the description of the proposed development, including the alternatives considered, and details on the anticipated construction and phasing, the main findings of the assessment (for each of the environmental topics outlined), the mitigation measures adapted and the overall environmental impact of the development.