

CD 1.1 - ES Non-
Technical
Summary

Gladman Developments Limited
Land West of White Post Road, Banbury
ENVIRONMENTAL STATEMENT
NON-TECHNICAL SUMMARY

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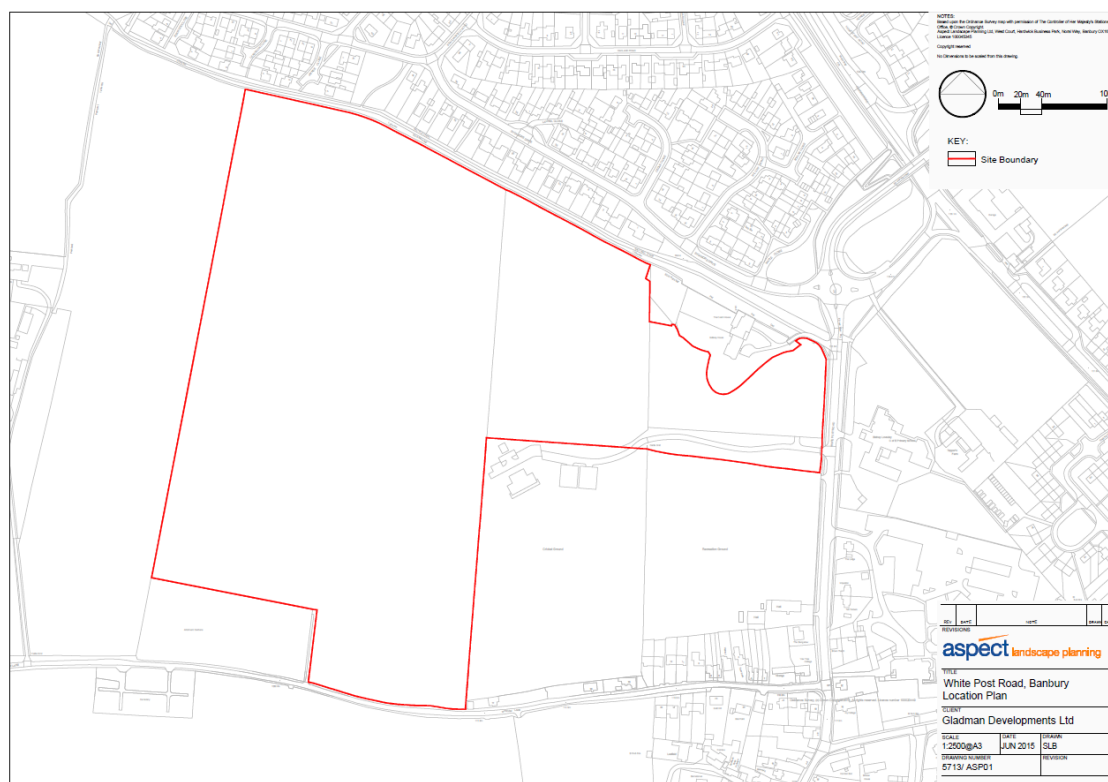
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1 INTRODUCTION

1.1 Introduction

- 1.1.1 This document summarises the findings of an Environmental Impact Assessment (EIA) of a proposed residential-led urban extension on land west of White Post Road and south of Salt Way, Banbury. The following plan (also included at ES Appendix 2.1) shows the location and the detailed boundary of the Proposed Development:



1.2 What is an Environmental Impact Assessment

- 1.2.1 An EIA considers the potential significant environmental effects of a proposed development. The findings of this assessment are provided by the Environmental Statement (ES), which accompanies a planning application.
- 1.2.2 An EIA has been carried out for the proposed development and an ES has been prepared to describe the existing environmental conditions (the baseline), identify the potential environmental effects of the development, outline the mitigation measures envisaged in order to avoid, reduce and, if possible, remedy any significant adverse effects and to summarise the residual environmental effects the proposed development may have.
- 1.2.3 The EIA has been informed by the production of a number of technical and non-technical supporting studies, which accompany the ES and the planning application as a whole. The survey work and studies undertaken to inform the assessment have been carried out by a competent and

skilled project team, with inputs from specialists on a number of the environmental matters considered.

1.2.4 The ES and all supporting material can be viewed in its entirety at the offices of Cherwell District Council and also on Cherwell District Council's website. Copies of the ES can also be purchased from Gladman Development Ltd priced at:

- ES Volume 1: £100.00 plus postage
- ES Volume 2: £100.00 plus postage
- ES Volume 1, 2 and Non-Technical Summary (CD Version) £10.00 including postage;
- Non-Technical Summary (By Email or Post): No Charge

1.2.5 To order a copy / copies please contact:

Gladman Developments Ltd

Alexandria Way

Congleton Business Park

Congleton

CW12 1LB

Tel: 01260 288800

Email: Team3@gladman.co.uk

1.2.6 This document summarises the main findings of the ES in non-technical language, for a wide readership.

1.1.2 The ES supports an Outline Planning Application (OPA) to Cherwell District Council for the Proposed Development. Comments on it should therefore be directed to Cherwell District Council, as part of its consideration of the OPA.

1.3 The Regulations

1.3.1 The procedure to establish the requirement for Environmental Impact Assessment is established by the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Schedule 4 Part II of the Regulations identifies the information to be included within the ES, in particular:

"1. A description of the development comprising information on the Site, design and size of the development

2. A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.

3. The data required to identify and assess the main effects which the development is likely to have on the environment.

4. An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects.

5. A non-technical summary of the information provided under paragraphs 1 to 4 of this Part."

1.3.2 The technical chapters contained within the ES are as follows:

- Landscape and Visual
- Historic Environment
- Traffic and Transport

1.3.3 The ES examines each of these issues in turn in individual chapters. Socio-economic issues were not raised within the screening response as matters for consideration within the ES, and as such these matters have been covered in brief terms within this report, but not within an individual chapter.

1.4 Significance of Impact

1.4.1 The purpose of an EIA is to assess the likely significant environmental effects of a development proposal. These effects have been assessed as "adverse" or "beneficial"; and of "major", "moderate", "minor" or "negligible" significance, in accordance with recognised EIA methodology and applying professional judgement.

1.4.2 The significance of each effect takes into account both its "magnitude" and the "sensitivity" of the receptor affected. For example, a change of "large" magnitude affecting a receptor of "high" sensitivity would generally result in an effect of "major" significance. Conversely, a change of "small" magnitude affecting a receptor of "low" sensitivity would generally result in an effect of "minor" significance.

2 LOCATION AND SITE DESCRIPTION

2.1 Site Location

- 2.1.1 Appendix 2.1 identifies the Application site. The site is 17.53 hectares and comprises three parcels of agricultural land.
- 2.1.2 The Site is located to the west of White Post Road, the main route to Bodicote from Banbury and to the north of Wykham Lane to the south of the settlement of Banbury within the Parish of Bodicote. The site is located approximately 1.7km to the south of Banbury centre, with access taken from White Post Road which forms the eastern boundary of the site. On the opposite side of White Post Road, is the Bishop Loveday C of E Primary School and Cherwell District Council Offices.
- 2.1.3 White Post Road connects to the A4620, which provides a route into Banbury to the north and south east to the settlement of Adderbury. Junction 11 of the M40 is located some 3.5 km north east of the site, which provides access to Birmingham to the north and Oxford and London to the south.
- 2.1.4 To the immediate north of the Site lies the Salt Way, an attractive tree lined footpath and cycle way and non-designated heritage asset, beyond which lies Banbury's urban fringe with the residential properties of Sycamore Drive, part of the Easington residential area. The residential area of Easington provides the residential context north of the site, and is an estate style development largely dating from the 1960-70's. Development is typical of this era with a mix of detached and semi-detached houses and bungalows fronting streets and cul-de-sacs.
- 2.1.5 To the north east of the site lies one of Banbury's major employers, Horton General Hospital, as well as a Sainsbury's supermarket.
- 2.1.6 To the south, the site extends to Wykham Lane, with Banbury Cricket Club forming the south eastern Boundary. Beyond the Cricket Club is the village of Bodicote. To the south of the site, beyond Wykham Lane, are open agricultural fields.
- 2.1.7 Beyond the site area to the west lies open countryside primarily used for agricultural purposes, with the A361 beyond. The A361 is one of the main strategic routes into Banbury, and connects Banbury with Bloxham to the south. The area of land immediately to the west of the Site is part of the Banbury 17 allocation, and is currently the subject of a live planning application, reference: 14/01932/OUT for up to 1,000 dwellings, retail, community uses and primary school.

2.2 Site Description

- 2.2.1 The site is 17.53 hectares and comprises three parcels of agricultural land, the site location plan is provided at ES Appendix 2.1.
- 2.2.2 The application site itself comprises three parcels of relatively flat land sloping down to the southern boundary with Wykham Lane, a large rectangular arable field to the west, a medium sized rectangular arable field located centrally and an irregular shaped small tract of land to the eastern most interface with White Post Road. The land cover in this tract of land is pasture with scattered

- parkland trees. Its irregular shaped northern perimeter is defined by the boundary with two large detached properties, one being Salt Way Day Nursery the other being a private residence.
- 2.2.3 This area of the site has a high concentration of trees of high quality, which from an Arboricultural perspective are of high quality. This includes mature specimens of beech, English oak, sycamore and common lime, which have large crowns and contribute a high visual amenity to the surrounding area. The remaining tree stock on site comprises mostly of young to semi-mature groups of trees that are situated within the field hedgerows that demarked the separate field parcels.
- 2.2.4 Immediately south of the application site eastern land parcel lies a large recreational ground with Bodicote Village Hall occupying its south eastern corner.
- 2.2.5 Immediately south of the application site central land parcel is Banbury Cricket Ground whose access is off White Post Road via a curvilinear driveway lined with avenues of purple leafed specimen trees, this driveway being within the application site.
- 2.2.6 Wykham Lane bounds the cricket ground to the south with residential properties aligning its northern carriageway segregating the lane from the recreational and cricket grounds.
- 2.2.7 The largest westernmost farm field of the site has a rectangular plot of allotment gardens to the south western corner with informal access off Wykham Lane. It should be noted that the application site does not include this plot of allotments.
- 2.2.8 Salt Way is culturally significant at a local level as a non-designated heritage asset, being a medieval trade route. It is also significant as a wildlife corridor and as a recreational amenity being part of the Sustrans network as well as a restricted byway. To the north of the Salt Way is the residential area of Easington, which is part of the Urban Area of Banbury.
- 2.2.9 There is currently no public access into the application site, apart from a public footpath which runs through the middle of the westernmost field.
- 2.2.10 There are no listed buildings, scheduled monuments, registered parks and gardens, battlefields or conservation areas within or adjoining the application site. There are a number of listed buildings that sit within close proximity to the site, including Wykham Farmhouse to the west of the site, the Church of St John the Baptist and a number within the Bodicote Conservation area, the boundary of which lies circa 350m from the site.

3 DEVELOPMENT PROPOSALS (THE PROJECT)

3.1 Introduction

3.1.1 The project will constitute a high quality residential development complete with associated open space requirements to meet the community needs as part of a cohesive green infrastructure development. It is anticipated that the development will deliver up to 280 new homes, together with children's play space, youth games court, land for a cricket pitch and amenity green spaces. Further details can be found within the Design and Access Statement submitted with the planning application

3.1.2 The principle of residential development on this site has been accepted by the Council by its inclusion as part of a housing allocation (which in its entirety is for 1,345 dwellings) within the Cherwell Local Plan 2011-2031, known as Banbury 17, South of Salt Way -East.

3.2 Summary of The Proposed Development

3.2.1 The Proposed Development will comprise the following key elements:

- Up to 280 residential dwellings, of which 30% will be affordable homes;
- Spine Road between sites in separate ownership connecting the adjacent scheme, Wykham Park Farm to White Post Road;
- Highway and associated infrastructure work, including pedestrian links;
- Significant formal and informal public open space, including two local equipped areas of play (LEAP);
- Land for the provision of an additional cricket pitch at Banbury Cricket Club;
- Overflow car park for Bishop Loveday Primary School;
- Youth games court adjacent to the existing recreation ground;
- Landscaping and structural planting; and
- Commuted sums for necessary community infrastructure.

3.3 Development Parameters

3.3.1 As the planning application has been made in outline, with matters of design detail, scale and layout reserved for future consideration, the ES cannot be specific regarding the final development. However, a set of parameters have been set to guide the form and principles of the development and allow an indicative concept of the scheme to be put forward.

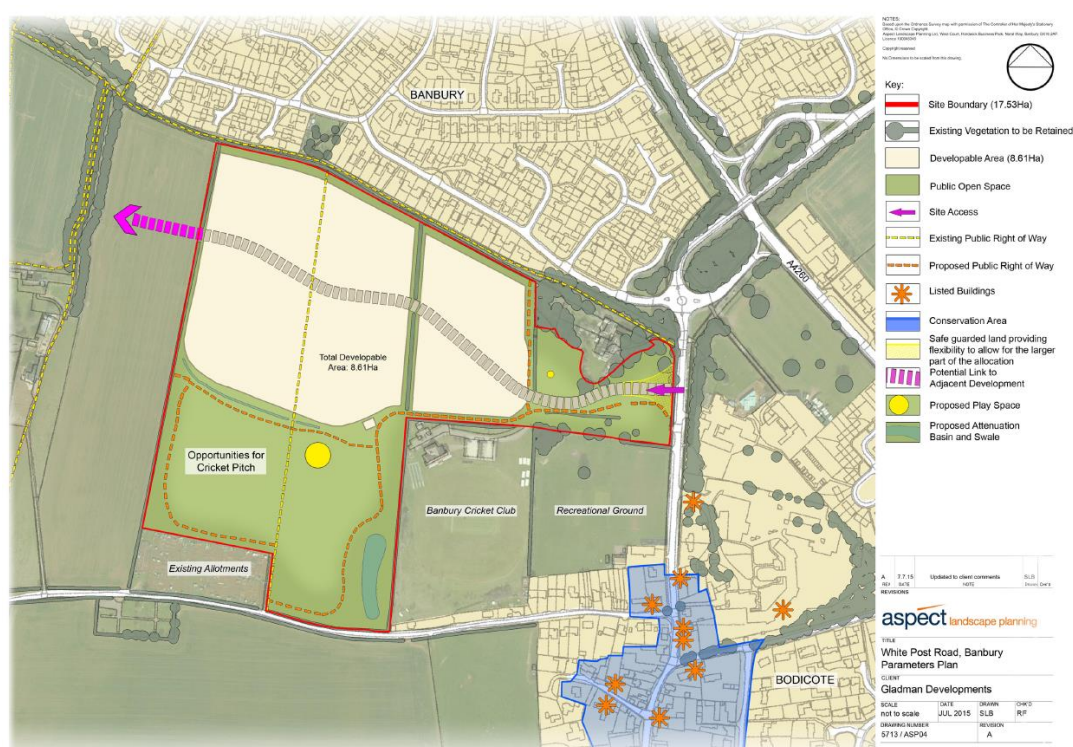
- **Amount** - The net developable area is 8.3 hectares for residential development providing up to 28 dwellings, 30% affordable and 70% open market housing. The development will

provide a mix of house types and tenures, offering a mix of open market housing ranging from first times homes to larger family homes in line with current guidance and need.

- **Density** - The layout of the development would be carefully considered to achieve average density of around 35 dwellings per hectare.
- **Scale** – the proposed buildings will be x storeys in height (approximately x metres high) and reflect similar footprints, style and vernacular to the existing properties within Banbury and Bodicote to ensure the bulk and scale of the built form is appropriate to its urban fringe location.
- **Appearance** - Traditional building materials and vernacular will reference the localised context and assist in ensuring that the proposals relate well to the character of the neighbouring urban context and wider setting of Banbury, creating a modern interpretation that will be explored further at the detailed design stage.
- **Open Space** –The formal public open space provision has been divided into two main areas located in the eastern and southern site areas. The proposed publically accessible open space consists of a total of approximately 8.02ha, and incorporates formal footpaths and areas of amenity to provide areas for informal recreational activities and to enhance biodiversity. The areas of open space include strategic landscaped zones incorporating native tree and shrub planting to the boundaries and perimeters of the open spaces to reinforce the existing site boundaries and further contribute to the localised landscape. Amenity green space will also provide opportunities for informal recreation and the provision of naturalised areas is to be promoted to offer habitat opportunities for wildlife, in keeping with the findings of the Ecology Assessment, and will be included within the new native planting areas and adjacent to the retained vegetation to the site boundaries. The public open space areas will include informal recreation set within a landscaped context. Onsite equipped play areas, a Youth Games Court and provision of land for a cricket pitch are also included within the proposals.
- **Landscaping** - The areas of open space include strategic landscaped zones incorporating native tree and shrub planting to the boundaries and perimeters of the open spaces to reinforce the existing site boundaries and further contribute to the localised landscape. The majority of trees of value identified in the Arboricultural Assessment will be retained.
- **Sustainability** - Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards. The current illustrative layout allows for an attenuation pond on the southern site boundary which aims to mimic greenfield runoff rates.

- **Access** - The Proposed Development, through sustainable design, aims to minimise the effects of the private car on the highway network and to encourage greater use of other transport modes. More detail is provided within the Transport Assessment and Travel Plan which are submitted separately with the planning application. A new access arrangement is proposed off White Post Road, via a priority controlled junction. Pedestrian and Cycle Access will be taken from White Post Road, Saltway and Wykham Lane, a key objective of the Proposed Development is to improve connectivity between the site and the wider footpath network.

3.3.2 The parameters plan is shown below (included at Appendix 2.2 of the ES.)



3.4 Design approach

- 3.4.1 The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved.
- 3.4.2 From the outset the proposals have sought to respond to and where possible enhance the existing features which characterise the Site and its immediate setting. Of key concern was the retention of the existing vegetation structures, ensuring a link could be made to the site to the west, protection of heritage and non-designated heritage assets and ensuring adequate separation between the development and Bodicote.
- 3.4.3 The design and access statement accompanying the planning application examines the design approach in more detail.

4 PLANNING POLICY CONTEXT

4.1 National Planning Policy Framework (NPPF)

- 4.1.1 At the heart of the NPPF is the 'presumption in favour of sustainable development', seen as the 'golden thread' running through plan-making and decision-taking (§14). For plan-making this means meeting objectively assessed needs; for decision-taking this means approving development where it accords with the development plan, or where the Plan is absent, silent or out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the NPPF indicate development should be restricted.
- 4.1.2 Paragraph 17 sets out a series of underpinning Core Principles which, inter alia, seek to proactively drive and support sustainable economic development to deliver the homes, business, infrastructure and thriving local places that the country needs; secure high quality design; take account of the different roles and character of different areas; recognise the intrinsic character and beauty of the countryside; contribute to the conservation and enhancement of the natural environment; promote mixed use development and sustainable, accessible development.
- 4.1.3 Paragraphs 18 and 19 of the NPPF give significant weight to the need to support economic growth. The NPPF calls for a positive approach to new development and amongst other things seeks to boost significantly the supply of housing. LPAs are required to identify a 5 year land supply of deliverable sites for housing development; where the authority has a persistent record of under-delivery against the delivery of housing they should provide an additional 20% flexibility allowance (§ 47). Policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a deliverable five-year supply of sites (§ 49).
- 4.1.4 Developments should be located where the need to travel will be minimised and the use of sustainable modes of transport can be maximised. This should take into account the development needs and opportunities available in rural areas, which differ from those in urban areas (§ 29 and §34). Sustainable development in rural areas should be promoted, with housing located where it will enhance or maintain the vitality of rural communities (§ 55).
- 4.1.5 Paragraph 215 sets out that due weight should be given to development policies in existing plans according to their degree of consistency with the NPPF. Paragraph 216 also states that due weight should be given to relevant policies in the emerging plan according to: its stage of preparation, the extent of unresolved objections and their degree of consistency with the NPPF.

4.2 Local Planning Policy

Cherwell Local Plan (1996)

- 4.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.2.2 The development plan for the site comprises the saved policies of the Cherwell District Local Plan (1996). However, the new Cherwell Local Plan will be adopted shortly after the submission of the application subject to suggested main modifications, and will become the adopted development plan. The developments accordance with local and national policy is explained in greater detail in the planning statement submitted with the application.

Cherwell Local Plan 2011-2031

4.2.3 The spatial strategy of the Plan is to manage growth within the district and focus the bulk of growth in and around the settlements of Bicester and Banbury. As such it is clear that Banbury will make a substantial contribution towards meeting the housing needs of the district. Policy BSC 1 sets out the district wide housing provision, to provide for 22,840 homes over the plan, with some 7,139 homes to be provided at Banbury.

4.2.4 The proposed Main Modifications to the Cherwell Local Plan propose development, south of Salt Way, and bounded by White Post Road to the east, extending to Crouch Farm to the west, known collectively as South West Banbury. Policy Banbury 16 (South of Salt Way -West) and Policy Banbury 17 (South of Salt Way -East) will collectively deliver up to 1,495 dwellings as part of a number of local communities with strong links to Banbury town centre, to bring forward affordable housing, a new primary school and local centre and other infrastructure benefits. The application site is identified as part of the Banbury 17 allocation.

4.2.5 Policy Banbury 17, South of Salt Way-east allocates land for up to 1,345 dwellings, of which up to 280 will be delivered through the development of Land West of White Post Road, Banbury. Directly adjacent to this proposed site, an outline application for up to 1,000 dwellings is currently awaiting determination by the Council. The adjacent site is providing a local centre, primary school and associated community facilities, as well as the route for the spine road which is an integral requirement of Policy Banbury 17.

4.2.6 The Policy also sets out a number of key site specific design and place shaping principles to guide development of the entire allocation.

4.3 Socio-Economic Effects

4.3.1 Socio-economic issues were not raised within the screening response as matters for consideration within the ES, and as such these matters have been covered in brief terms within this report, but not within an individual chapter. No residual adverse socio-economic effects would arise. A socio-economic assessment has been prepared by Regeneris Consulting and assesses the socio-economic impacts of the development. This document is submitted as part of the planning application. It concludes that there are several significant benefits arising from the scheme, including:

- Investment in construction of £36.1 million.
- 130 FTE jobs on average per annum over the duration of the build programme.
- Opportunities for local job seekers to find employment within the construction industry.

- Increased household spending within Banbury of £2.37 million, rising to £2.59 million across Cherwell District as a whole.
- Continued support to local businesses, during the construction and operational phases of the scheme.
- An estimated 450-480 economically active residents either in work or actively seeking work.
- A stimulus to housing sales allowing local property market movement.
- CDC will receive a new homes bonus payment of £2.1 million over a six year period following the completion of the development.

4.3.2 The limited impact of the Proposed Development on community infrastructure will be addressed as part of the Section 106 Agreement, which whilst needed to make the scheme acceptable in planning terms, will be a benefit of the scheme.

5 CONSIDERATION OF ALTERNATIVES

5.1 Alternatives Considered

- 5.1.1 The opportunity to consider alternative sites to the Proposed Development is strongly influenced by the allocation of the site as part of the proposed wider south-west extension of Banbury, defined as South of Salt Way – East in the soon to be adopted Cherwell Local Plan 2031. The site is allocated as part of the Strategic Development: Banbury 17 for 1,345 units in the Cherwell Local Plan: Schedule of Proposed Main Modifications to the (Submission) Local Plan (August 2014).
- 5.1.2 Given the Plan's evidence base which includes comparative site assessments for the district's growth, which include the Options for Growth Document (2008), and the Cherwell Local Plan Sustainably Appraisal (2013) and Sustainability Appraisal Addendum for Main Modifications (2014) which underpin the allocation of the Proposed Development site, it is not considered necessary to consider potential alternative sites around the town in this EIA. The PPG¹ makes clear that an applicant does not have to consider alternative sites.
- 5.1.3 The Cherwell Local Plan Submission Draft (2014) states at paragraph C.103 that the majority of housing growth will take place at the edge of the settlement in sustainable locations. Paragraph C.104 notes that although a significant amount of housing growth is anticipated and allocated in Banbury, it is tightly constrained by its landform, with the River Cherwell Valley and flood plain to the East, steep sided valley and villages to the West and rising landform and heritage constraints to the north. The site represents a significant opportunity to provide a carefully designed urban extension of Banbury that will allow the successful delivery of the Banbury 17 allocation.
- 5.1.4 In terms of potential alternative designs of the Proposed Development, these are limited by a range of existing Site constraints, including, access requirements, and the requirement for a link road to serve the wider Banbury 17 allocation, need to respect the visual amenities of the wider landscape setting, ensure no coalescence with Bodicote and protecting the setting of the Salt Way and Crouch Hill.
- 5.1.5 The design of the scheme has evolved through consultation with CDC, key stakeholders and the public and the findings of the series of studies that make up the EIA. A detailed description of the development proposals is presented in Chapter 3: The Proposed Development.

¹ PPG Paragraph: 041 Reference ID: 4-041-20140306

6 LANDSCAPE AND VISUAL

6.1 Landscape and Visual Effects

- 6.1.1 The assessment finds there to be significant landscape effects due to changes in character and land use of the site during construction. Such effects will occur on any development site and are likely to comprise potential significant effects on the land use, landscape features including hedgerows and trees, the use of public rights of way; and tranquillity of the Site.
- 6.1.2 It is inevitable that there will be a high magnitude of change in land use with agricultural land giving way to residential development but the proposed development will be perceived in the wider context of the southern expansion of Banbury and incorporates appropriate measures to ensure that an appropriate and defensible edge to the urban area is achieved. It is considered that the residual effect of the proposals upon these wider landscape character areas will be minor to negligible.
- 6.1.3 The comprehensive landscape scheme will reinforce the integration of the proposed built form, softening the built elevations and enhancing the adjoining streetscenes and pedestrian routes. The proposed open space and recreation facilities will also have established to become key focal points within the community. Both the Cherwell Landscape Capacity Assessment and SHLAA identify that this site has the capacity to accommodate residential development, and this is reinforced through the sites allocation within the emerging Local Plan. The maturing of the proposed landscape treatment and wider Green Infrastructure will ensure that the proposals can be integrated without significant harm to the setting of Banbury or its landscape context. The proposals will form a robust and defensible edge to the settlement without compromising the key characteristics of the receiving landscape. The residual effect is therefore considered to be minor to negligible neutral.
- 6.1.4 The Local Level Cumulative Effect (including the entire Banbury 17 allocation) in terms of landscape character is considered to be moderate adverse, but it is concluded that the southern hinterland of Banbury has the capacity to accept the cumulative large scale development of the types proposed. The potential Local Level Cumulative Effect (including the entire Banbury 17 allocation) in terms of Landscape Visual Effect is considered to be moderate adverse. The various cumulative sites of Banbury South are generally well contained and integrated within their receiving environment.
- 6.1.5 In consideration of potential cumulative effects on landscape character at the local and district level, it is inevitable that there will be a high magnitude of change in land use with agricultural land giving way to residential development. However many of the large scale development proposals correspond to strategic housing allocations and are identified as having good capacity to accommodate residential development within the CDC landscape sensitivity assessments. This is reinforced through the site's incorporation as an allocated site within the emerging Local Plan.

7 HISTORIC ENVIRONMENT

7.1 Introduction

7.1.1 The Master Plan has been designed to respect the setting of nearby heritage assets and to effectively reduce the visual effects upon the historic resource

7.2 Archaeological Remains

7.2.1 During the construction phase of the development there will be moderate adverse effects upon three known archaeological remains of local importance, and a substantial adverse effect upon prehistoric remains of regional importance. In mitigation, the detailed archaeological recording of any assets physically impacted upon by the proposed development and the dissemination of any advances in archaeological understanding has the potential to provide information that could contribute to regional research objectives and public benefit. It is also proposed to secure the preservation of a considerable and, previously unknown, area of Iron Age archaeological remains in situ beneath a cricket pitch. With this mitigation in place, it is considered that the significance of the effects will be reduced to moderate adverse for archaeological remains.

7.2.2 After completion the programme of mitigation will include provision for the satisfactory reporting, archiving and dissemination of all archaeological work undertaken as part of the development. This will be undertaken in consultation with the local authority's Planning Archaeologist and the opportunity to disseminate previously unpublished fieldwork conducted on the site can be seen as a significant additional benefit for the current proposed programme.

7.3 Listed Buildings

7.3.1 There would be limited minor adverse effects to the settings of three Grade II Listed Buildings, one Grade II* Listed Building and the Bodicote Conservation Area as a result of the careful design and formulation of the proposals. These effects would begin to occur during the construction phase and be at their greatest after completion. Nevertheless, once planting has matured, these impacts would be reduced to minor/neutral adverse.

7.3.2 The positive benefits of the provision of information boards to record, explain and increase the level of public awareness of the Salt Way and the landscape buffer will both serve to reduce the residual significance of effect to minor/negligible adverse on this non-designated heritage asset.

8 TRAFFIC AND TRANSPORT

8.1 Access

8.1.1 The intention of the access strategy for the proposed development is to access the site from White Post Road.

8.2 Effects

8.2.1 As a result of the proposed design measures, the effects of the Project on the surrounding local highway network will not result in any significant adverse effects

8.2.2 The traffic generated by the Project when operational as a residential development is estimated to be higher than the construction stage. All construction traffic to and from the Project will be controlled by a routing agreement. The total estimated daily 2-way traffic, during the construction period, is 197 vehicles. The daily two-way traffic on White Post Road is 7,497 vehicles. Thus, construction traffic is likely to increase traffic flows on the surrounding network by circa 2.7%, as such a temporary slight adverse impact on road users, pedestrians and cyclists will occur during the construction phase.

8.2.3 The cumulative impact of the Project and other developments on the TA study junctions is considered. The cumulative traffic flows take into account, traffic counts, forecast background growth for Banbury, traffic generated by committed developments (as set out in ES Appendix 8.3) and the traffic generated by the Project. Additional testing has also been undertaken which takes into account all of the above plus traffic generated by the entire Banbury 17 Allocation. This test is referred to as the OCC Sensitivity Test.

8.2.4 The traffic generated by the scheme has been assessed and considered in terms of the impact on traffic flows, highway safety and delay on the highway network. Overall, it is forecast that there would generally be a negligible to minor impact, with mitigation offered by the sustainable transport measures proposed as part of the development, including the Residential Travel Plan.

8.2.5 The junction modelling results, including the OCC Sensitivity Test, demonstrate the Project is anticipated to have a negligible to slight adverse impact upon the local highway network.

8.2.6 Although the site layout is subject to reserved matters, it is proposed that the main access road serving the proposed development comprises a 6.75m wide carriageway. This would satisfy bus operator requirements enabling bus penetration into the Project. This would have a moderate beneficial effect. The internal layout will provide safe and convenient walking and cycle routes and links to the existing PROW and cycle network will be introduced. The proposals will have a moderate beneficial effect on walking and cycling in the area.

8.2.7 The adjacent Wykham Park Farm scheme, currently the subject of a live application, includes a primary school and local centre. If there is a link road connection between the proposed development and the Wykham Park Farm scheme then the primary school and local centre will be

within a convenient walk or cycle ride for residents of the proposed development. This will provide a moderate beneficial effect. The implementation of waiting restrictions on White Post Road and the proposed car park on the Project Site to accommodate parking displaced by the waiting restrictions will create a safer environment on White Post Road. This will have a substantial beneficial effect on the operation of White Post Road in the vicinity of the Project. The implementation of a Travel Plan provides good opportunity for residents and visitors of the Project to undertake sustainable non-car trips and will have a substantial beneficial effect.

- 8.2.8 As a result of the proposed design measures/mitigation, the effects of the Project on the surrounding local highway network will be reduced and will not result in any significant adverse effects.

9 CUMULATIVE EFFECTS

- 9.1.1 The potential for cumulative impacts arising as a result of the Proposed Development in combination with development of additional and adjacent sites in the immediate areas, have been considered as part of the environmental assessments undertaken within this ES. The nature of the cumulative impacts that are likely to arise are reported as impacts on traffic generation and landscape.
- 9.1.2 No significant cumulative effects are anticipated to arise from the Proposed Development in terms of traffic generation. However, the Local Level Cumulative Effect (including the entire Banbury 17 allocation) in terms of impact on landscape character is considered to be moderate, but it is concluded that the southern hinterland of Banbury has the capacity to accept the cumulative large scale development of the types proposed. The potential Local Level Cumulative Effect in terms of Landscape Visual Effect is considered to be moderate adverse. The various cumulative sites of Banbury South are generally well contained and integrated within their receiving environment.
- 9.1.3 In consideration of potential cumulative effects on landscape character at the local and district level, it is inevitable that there will be a high magnitude of change in land use with agricultural land giving way to residential development. However many of the large scale development proposals correspond to strategic housing allocations and identified as having good capacity to accommodate residential development within the CDC landscape sensitivity assessments. This is reinforced through the site's incorporation as an allocated site within the emerging Local Plan.
- 9.1.4 The ES demonstrates that there are no significant adverse environmental effects resulting from the proposed development (individually or cumulatively) and there are no overriding environmental constraints that which would preclude the proposed development.

10 CONCLUSIONS

- 10.1.1 The proposed development has been assessed under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (SI2011/1824). CBC have stated that due to the developments size, scale and character which, when considered cumulatively with existing committed residential development in the area, there is the potential for cumulative impacts to arise.
- 10.1.2 The project will constitute a high quality residential development complete with associated open space requirements to meet the community needs as part of a cohesive green infrastructure development. The planning application is submitted in outline and seeks planning approval for up to 280 new homes, together with children's play space, youth games court, land for a cricket pitch and amenity green spaces. Further details can be found within the Design and Access Statement submitted with the planning application.
- 10.1.3 A socio-economic assessment has been prepared by Regeneris Consulting and assesses the socio-economic impacts of the development. This document is submitted as part of the planning application. It concludes that there are several significant benefits arising from the scheme, including investment in construction, construction employment, increased public spending in Banbury and the wider Cherwell District and a new homes bonus to the Council.
- 10.1.4 The technical areas identified as requiring assessment as a result of the screening opinion and additional assessment where Landscape and Visual, impact on the Historic Environment and Traffic and Transport.
- 10.1.5 The traffic and transportation assessment (ES Chapter 8), which included the cumulative effect of the proposed development in conjunction with the emerging allocations to the south of Banbury concluded that subject to mitigation measures, the proposed development in conjunction with other committed developments in and around Banbury will have no significant adverse impacts on the local highway network. The impact upon the local highway network is assessed as negligible to slight adverse, with several benefits arising as a result of the project.
- 10.1.6 The Landscape and Visual assessment (ES Chapter 6) concludes that there will be changes in character to the landscape and views during construction, an inevitable consequence of the residential development of a previously agricultural field. It is considered that the residual effect of the proposals upon these wider landscape character and visual environment will be minor to negligible.
- 10.1.7 The Heritage Assessment (ES Chapter 7) concludes that the residual effect on archaeological remains will be moderate adverse once mitigation is implemented. It is also possible that there would be minor adverse/negligible effects on the setting of listed buildings, Bodicote Conservation Area and the non-designated Heritage Asset of the Salt Way, although any harm would be clearly less than substantial. The proposals offer a high degree of separation from the designated assets and through the careful design and landscaping of the proposals at the reserved matters stage, the impact on these assets could be reduced yet further.

- 10.1.8 The only significant cumulative effects are to the local landscape character and visual change. The Local Level Cumulative Effect (including the entire Banbury 17 allocation) in terms of landscape character is considered to be moderate adverse, but it is concluded that the southern hinterland of Banbury has the capacity to accept the cumulative large scale development of the types proposed. The potential Local Level Cumulative Effect (including the entire Banbury 17 allocation) in terms of Landscape Visual Effect is considered to be moderate adverse. The various cumulative sites of Banbury South are generally well contained and integrated within their receiving environment.
- 10.1.9 In consideration of potential cumulative effects on landscape character at the local and district level, it is inevitable that there will be a high magnitude of change in land use with agricultural land giving way to residential development. However the large scale development proposals correspond to strategic housing allocations and are identified as having good capacity to accommodate residential development within the CDC landscape sensitivity assessments. This is reinforced through the site's incorporation as an allocated site within the emerging Local Plan.
- 10.1.10 Overall, the proposed development constitutes a sustainable, high quality development that will help CDC to meet its identified housing need on an allocated site and there are no overriding reasons why planning permission should not be granted.