

ENVIRONMENTAL STATEMENT FURTHER INFORMATION

Contents

Covering Report

APPENDICES

- | | |
|---|---|
| <p>Appendix 1: Regulation 22 request from Cherwell District Council – dated 09 February 2016</p> <p>Appendix 2: Revised Development Framework Plan JJG043 – 035- Rev P</p> <p>Appendix 3: Addendum to Chapter 5 – Transport
Appendix 3a: Addendum to Transport Assessment</p> <p>Appendix 4: Addendum to Chapter 11 - Agriculture and Soil Resources
Appendix 4a: Natural England's Consultation Response
Appendix 4b: Post-1988 ALC Report and Maps
Appendix 4c: Agricultural Land Classification Map
Appendix 4d: Description of Verification Trial Pits
Appendix 4e: Banbury post-1988 ALC</p> <p>Appendix 5: Addendum to Chapter 6 - Air Quality
Appendix 5a: Glossary of Terminology
Appendix 5b: AQA Drawing
Appendix 5c: Traffic Flow Information Used in the Air Quality Assessment
Appendix 5d: 2014 Wind Rose for the Church Lawford Meteorological Recording Station
Appendix 5e: Model Verification Procedure
Appendix 5f: Uncorrected Modelling Results – PM10 and PM2.5
Appendix 5g: Corrected Modelling Results – NOx and NO2</p> <p>Appendix 6: Addendum to Chapter 7 – Noise and Vibration
Appendix 6a: Traffic Flows
Appendix 6b: Noise Figures</p> | <p>Appendix 7: Addendum to Chapter 8 – Landscape and Visual Impact
Appendix 7a: Revised Landscape Plans
- L1: Landscape Planning Context
- L2: ZTV with Barriers
- L4: Green Infrastructure Strategy
Appendix 7b: Revised Site Photographs
- Viewpoint 5
- Viewpoint 8A
- Viewpoint 11
- Viewpoint 12
Appendix 7c: Revised Landscape Effects Table
Appendix 7d: Revised Visual Effects Table</p> <p>Appendix 8: Addendum to Chapter 9 - Ecology and Biodiversity
Appendix 8a: Correspondence with CDC Ecologist (March 2015)
Appendix 8b: Great Crested Newt Survey Report
Appendix 8c: Updated Bat Survey Report
Appendix 8d: Letter Response to Arboriculture Comments and Revised Tree Plans</p> <p>Appendix 10: Addendum to Chapter 10: Historic Environment
Appendix 10a: Archaeological Evaluation Phase II (January 2015)</p> <p>Appendix 11: Addendum to Chapter 12 - Water Resources</p> <p>Appendix 12: Addendum to Chapter 13 – Ground Conditions</p> <p>Appendix 13: Addendum to Chapter 15 – Conclusion and Cumulative Impacts</p> |
|---|---|

1.1 This document presents the Further Information requested by Cherwell District Council under Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, to enable the determination of the submitted Outline Planning Application (LPA ref: 14/01932/OUT) for development at 'Land at Wykham Park Farm, Banbury'. The Further Information is submitted by Gallagher Estates (the "Applicant"). Cherwell District Council's email requesting this information is reproduced as **Appendix 1** to this document.

1.2 This document has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, Regulation 22 "*further information and evidence respecting environmental statements*". In accordance with the Regulations, this submission in conjunction with the original Environmental Statement (October 2014), provides an assessment of the "*likely significant effects of the Proposed Development on the environment*" in relation to the Development Framework Plan and the Description of Development.

2.0 SCOPE AND CONTENT OF THE ENVIRONMENTAL STATEMENT FURTHER INFORMATION

2.1 This document provides "further information" that responds directly to the request made by Cherwell District Council under Regulation 22 (1) in relation to the following matters:

- Updated assessment of traffic and transport impacts, specifically related to the scope of further information as requested by Cherwell District Council and Oxfordshire County Council as Local Highway Authority (**appendix 3**); and
- Updated assessment of Agricultural and Soil Classification (**appendix 4**). Revised figures are provided which supersede the equivalent figures at Appendix 11.1 of the submitted Environmental Statement).

2.2 In addition to the "further information" as requested by Cherwell District Council set out above, the document also provides additional information relating to the change to the nature of the Proposed Development, the change to the development plan context as well as consideration of further committed projects in terms of their potential cumulative impact.

- 2.3 This submission takes into account amendments made to the Development Framework Plan to take account of comments of consultees on the submitted application.
- 2.4 The boundary of the Application Site remains unchanged. The Development Framework Plan has been amended and is presented at **Appendix 2** to this document, which supersedes the plan at Appendix 2.1 of the submitted Environmental Statement (October 2014).
- 2.5 In particular, the revised Development Framework Plan:
- Provision of a spine road within the application site to accommodate in part, the A361 to A4260 Link Road;
 - Increase in land reserved for primary school education (3.01ha);
 - Provision of secondary school land (1.855ha of pitches) to facilitate the expansion of Blessed George Napier School north of Salt Way;
 - Re-arrangement of northern play space and green corridors to accommodate additional education land.

3.0 STRUCTURE OF THE ES FURTHER INFORMATION

- 3.1 In addition to the submission of “further information” that responds directly to the request made by Cherwell District Council under Regulation 22 (1), (as discussed at para 2.1), all environmental topics have been considered in relation to the requests for further information made by the Council, together with the changes made to the Proposed Development, presented by the revised Development Framework Plan (as discussed at para 2.5), taking into account any updates to policy and/or guidance.
- 3.2 Overall the amendments are limited in their extent, and are dealt with as necessary through the submission of addenda to specific chapters that should be read alongside the original ES (October 2014). The scope of the chapter addenda is outlined below.
- 3.3 Updates to the noise and air quality assessments, specifically related to the submission of additional transport information are reported in an addendum to

Outline Planning Application**Gallagher Estates**

Chapter 6 (Noise and Vibration) and Chapter 7 (Air Quality) of the Environmental Statement, which form **Appendix 5 and 6** to this submission, respectively.

- 3.4 Amendments to the site layout are generally located in the central and northern areas of the site, revised to incorporate an expanded primary school (3.01 ha) and land for secondary school education (1.855ha sports pitches). These changes to land use have resulted in amendments to two residential parcels, together with a minor rearrangement of green space adjacent to Salt Way. The result is an overall increase in the amount of open space provided; the integrity of the Green Infrastructure Strategy remains robust. The amendments to the Development Framework Plan have been assessed in relation to landscape character and visual amenity. An addendum to Chapter 8 LVIA is presented at **Appendix 7**. A revised Green Infrastructure Strategy (L4) is presented at **Appendix 7a**, which supersedes the GIS at Appendix 8.1 Plan L4 of the submitted Environmental Statement.
- 3.5 Updated viewpoints are also provided in response to a request made by the Council's Landscape Officer **Appendix 7b**. A revised LBET summary table is presented at **Appendix 7c** and revised VBET summary table at **Appendix 7d**, which supersede the summary tables at Appendix 8.3 and 8.4 of the submitted Environmental Statement.
- 3.6 Assessment of the changes to the potential effects of the Proposed Development on ecology and biodiversity arising from the amendments to the Development Framework Plan is presented in an addendum to Chapter 9 Ecology and Biodiversity at **Appendix 8**. This includes updated ecological surveys **Appendix 8b**: Great Crested Newt Survey Report; **Appendix 8c**: Bat Survey Report; and **Appendix 8d**: Letter responding to arboriculture comments and updated tree plan.
- 3.7 Assessment of changes to the potential effects of the Proposed Development on heritage assets arising from the amendments to the Development Framework Plan, to include consideration of additional field evaluation at the eastern margins of the site, is presented in an addendum to Chapter 10 (Historic Environment) of the Environmental Statement at **Appendix 10 and 10a** respectively.
- 3.8 Assessment of changes to the potential effects of the Proposed Development on Water Resources arising from the amendments to the Development Framework Plan,

Outline Planning Application

Gallagher Estates

is presented as an addendum to Chapter 12 the Environmental Statement, which also provides a review of the Flood Risk Assessment, included at **Appendix 11**.

3.9 Assessment of changes to the potential effects of the Proposed Development on Ground Conditions arising from the amendments to the Development Framework Plan, is presented as an addendum to Chapter 13 the Environmental Statement, included at **Appendix 12**.

3.10 Finally, slightly revised version of the Conclusion and Cumulative Impacts of the Environmental Statement (Chapter 16) reflecting the updated assessments and technical information presented in the revisions and addenda to chapters, are presented at **Appendix 13** to this document.

3.11 The Utilities and Waste assessments have been considered in relation to the amendments to the Proposed Development. The site forms part of a strategic planned area of growth at Banbury, for which utilities companies are to plan sufficient utilities and waste infrastructure accordingly. Gallagher Estates will undertake necessary discussions with incumbent providers as appropriate. The overall conclusions reached within Chapter 14 (Utilities and Waste) contained within the ES Volume 1 October 2014 remain valid and no updates are considered to be required.