

## 19.0 CUMULATIVE IMPACTS

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### APPENDICES

None

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## 19.1 INTRODUCTION

19.1.1 This section of the Environmental Statement (ES) assesses the potential cumulative impact(s) of the Proposed Development.

19.1.2 In accordance with Schedule 4 of the EIA Regulations 2017, an ES should include a description of the likely significant effects of the Proposed Development on the environment including any cumulative direct and indirect effects.

19.1.3 The Scoping Opinion issued by the LPA dated 28<sup>th</sup> July 2016 (**Appendix 1.03**) included a schedule of other developments that were required to be taken into account when assessing the cumulative impact of the Proposed Development. A review of local development projects that have come forward since the Scoping Opinion (July 2016) and the pending planning application submitted in June 2017 has been undertaken to assess if there are additional sites, that need to be taken account of in assessing the cumulative impact of the Proposed Development.

19.1.4 The review identified two further sites. These sites are: Planning Ref. 16/00472/OUT S Grundon Services Ltd Merton Street and Planning Ref. 18/00293/OUT Caravan Park Station Approach, Banbury. Both sites are allocated within the Local Plan; the Grundon Services Ltd Merton Street is allocated within BAN19 for residential use; and, the Caravan Park Station Approach, Banbury, is allocated within the BAN1 Canalside regeneration.

19.1.5 These additional sites are included in the list of sites to be cumulatively assessed.

- Banbury 1 18/00293/OUT Caravan Park Station Approach, Banbury.
- Banbury 2 – Planning permission 13/00158/OUT
- Banbury 2 – Planning Permission 13/00159/OUT

- Banbury 3 – Planning permission 13/00444/OUT
- Banbury 5 – Planning permission 12/01789/OUT
- Banbury 5 – Planning permission 14/00066/OUT
- Banbury 17 – Committed development with current applications for 1280 dwellings
- Banbury 19 - Planning Ref. 16/00472/OUT S Grundon Services Ltd Merton Street
- Planning permission 13/01528/OUT
- Planning permission 14/01188/OUT
- Resolution to grant planning permission for 14/02156/OUT
- Bankside Phase 1 – Planning permission 05/01337/OUT

19.1.6 Each of the topic areas covered in the ES Chapters included a section of the potential indirect and direct cumulative impacts of the Proposed Development. Briefly, the following paragraphs reports on their findings.

## **19.2 LANDSCAPE**

19.2.1 Cumulative effects involving other sites are unlikely to be significant. Localised topography, existing urban fabric and vegetation will limit any significant intervisibility between the proposed built development and urban areas within a wider landscape.

## **19.3 ECOLOGY**

19.3.1 No other future projects allocated within development plans, having planning permission or awaiting consent have been identified during the preparation of this ES that would increase the likely significant effects of the Proposed Development.

## **19.4 HERITAGE**

19.4.1 In the absence of any nearby designated heritage assets and hence any adverse impacts on their setting, there will be no cumulative heritage impacts. Archaeological impacts are limited to the footprint of the Proposed Development and are not considered cumulatively with nearby construction activity.

## **19.5 NOISE**

19.5.1 There is some potential for temporary cumulative noise effects arising if the construction phase for the adjacent Phase 1 of the site remains ongoing when the Phase 2 construction phase commences. The number of receptors where this could occur is limited and will be mitigated through the Code of Construction Practice and a Construction and Environmental Management Plan (CEMP).

## **19.6 AIR QUALITY**

19.6.1 The traffic flows used for the ES assessment include a contribution from the committed developments considered in this assessment. The assessment of the significance of the Proposed Development effects has therefore taken into account the cumulative effect of the Site and the committed developments on predicted future pollutant concentration. It is considered that these post construction effects will be negligible.

19.6.2 Guidance provided by the IAQM suggests that effects of dust and particulate matter generated from a construction site may be experienced up to 350m from the site. Bankside Phase I development, located immediately to the north of the site, and the Land South of Colefield Business Park, located approximately 325m to the southwest of the Site, may be close enough

to the Site that nearby properties may experience the cumulative effects of dust and particulate matter generated by on-site activities.

- 19.6.3 It is considered that with the proposed mitigation, including the implementation of a Construction and Environmental Management Plan (CEMP) and a Dust Management Plan, these effects will be negligible.

## **19.7 HYDROLOGY**

- 19.7.1 No significant effects have been identified in either the construction or operational phases of the development. It is therefore not anticipated that any cumulative impacts will arise. Reference to current guidance will ensure all developments in the area achieve the appropriate baseline standard for dealing with flood risk and drainage, ensuring there are no negative off-site or on-site impacts.

## **19.8 GROUND CONDITIONS**

- 19.8.1 All on-site ground works to facilitate the Proposed Development will be strictly controlled to within the confines of the development boundary. It is not expected that any off-site mitigation will be required.
- 19.8.2 Regulatory control will ensure that any other developments completed elsewhere in the area will be required to implement measures similar to those outlined above that at least meet current standards. In such circumstances, the environmental effects resulting from cumulative development will be negligible.

## **19.9 UTILITIES**

19.9.1 The cumulative effects of development growth proposals in the vicinity will be taken into account when finalising service supply strategies with the respective service and utility companies. Development will result in a positive effect as it will work as a catalyst to ensure that the local networks complete the necessary upgrades so that they are capable of supplying all growth proposals without prohibitive constraints.

## **19.10 WASTE**

19.10.1 It is anticipated that regulatory control will ensure all Proposed Development sites achieve the baseline standards in relation to waste management and as such, no cumulative impacts are anticipated.

## **19.11 CLIMATE CHANGE**

19.11.1 It is anticipated that regulatory control will ensure all Proposed Development sites achieve the baseline standards in relation to sustainable development and as such, no cumulative impacts are anticipated.

## **19.12 LIGHTING**

19.12.1 It is anticipated that regulatory lighting controls will ensure the Proposed Development and other development sites achieve the baseline standards in relation to lighting, and as such, no cumulative impacts are anticipated.

## **19.13 HEALTH IMPACTS**

19.13.1 Several benefits have been identified from bring forward the Proposed Development, the most significant being the provision of market and affordable housing, additional open space, including allotments and sports pitches.

19.13.2 The cumulative impacts relating to health and education provision for the future residents of the development will be mitigated through S106 contributions, without any residual significant effects.

## **19.14 TRANSPORTATION**

19.14.1 OCC have required the use of their Banbury SATURN model to estimate future year base and with development trips. The model has been run assuming that there are 900 units built on the site and for a 2031 model year, ensuring that the assessment is robust.

19.14.2 The Transport Statement (**Appendix 8.01**) at Section 8 identified locations where the transport network was running at capacity, when considered against the baseline and cumulatively with other with developments. The only location identified was at the Oxford Road junctions at Hightown Road and Farmfield Road.

19.14.3 Dwg No's 16052-01-106 Rev C and 16052-01-107 Rev B shows a series of improvements that include:

- Increasing the southbound flare on Oxford Road north of Horton View to 25 PCU's
- Increasing the non-blocking right turn queue storage at Horton View to 2 PCU's
- Increasing the northbound two-lane section south of Farmfield Road to 25 PCU's long.

19.14.4 In addition to the physical changes to the layout, an additional stage has been introduced to the signals at Oxford Road / Farmfield Road to allow the right turn queue into Sainsburys to clear. It is considered that residual effect of the development, following mitigation on the road network will be minor adverse.

## **19.15 AGRICULTURE AND SOIL RESOURCES**

19.15.1 Planning permission 13/00158/OUT (BAN 2 part) extends to an area 17ha on land to the north of Dukes Meadow Drive and to the west of Southam Road (A423). The site comprises Greenfield land, last used for agriculture. The application site comprises 12.6 hectares of Grade 2 and 3a of which some 4 hectares is lost to build development. Planning permission was granted on the 18<sup>th</sup> December 2013.

19.15.2 Planning permission 13/00159/OUT (BAN 2 Part) comprises Greenfield land at Hardwick Farm East of Southam Road Banbury. The site extends to some 25 hectares and comprises Greenfield land. The site comprises predominantly Grade 2 and 3a quality land.

19.15.3 Planning permission 13/00444/OUT (BAN 3) comprises Greenfield land north of Withycombe Farm and west of Edinburgh Way, Banbury. The site extends to some 26.5 hectares of best and most versatile agricultural land.

19.15.4 Planning permission 12/01789/OUT (BAN 5) comprises Greenfield land off Warwick Road north of Hanwell Fields. The site extends to 20.2ha and comprises best and most versatile agricultural land.



- 19.15.5 Planning permission 14/00066/OUT relates to Greenfield land north of Hanwell Fields Warwick Road, Banbury. The site extends to some 7.23 hectares and comprises best and most versatile agricultural land.
- 19.15.6 The District Council has resolved to grant planning permission for the policy allocation Banbury 17 – south of Salt Way East (Ref 14/01932/OUT). This substantial site extending to some 68 hectares requires the loss of agricultural land of best and most versatile agricultural value.
- 19.15.7 Planning permission 13/01528/OUT comprises Greenfield land north east of Crouch Hill Farm adjoining Broughton Road, Banbury. The site extends to some 2.7 hectares. The loss of agriculture land was not identified as a key consideration by the LPA.
- 19.15.8 Planning permission 14/01188/OUT comprises Greenfield land south of the Salt way, Bloxham. The site comprises 18.3 hectares of agricultural land. The loss of agricultural land was not identified as key issues for consideration of this application.
- 19.15.9 Planning permission 14/02156/OUT relates to Greenfield land south west of Cotefile Business Park, Oxford Road, and Bodicote. The site extends to 4.5 hectares. The loss of agriculture land was not identified as a key consideration by the LPA.
- 19.15.10 Planning permission 05/01337/OUT relates to Greenfield land that comprises Bankside Phase 1. The site extends to some 29.7 hectares and comprises best and most versatile agricultural land.
- 19.15.11 The sites considered above all comprise Greenfield land formerly in agricultural use on the periphery of the urban area of Banbury. All of the sites have been allocated for residential

development within the adopted Core Strategy. The fact that the sites comprise agricultural land of predominantly Grade 2 and 3a agricultural quality is not exceptional, as the majority of land around Banbury falls within these categories.

19.15.12 The loss of 18.4 hectares of Grade 2 land, 9.5 hectares of Grade 3a and 7.5ha of Grade 3b land to accommodate the Proposed Development additional represents a small loss of best and most versatile agricultural land that is necessary to meet development needs which are provide for in the adopted development plan.

## **19.16 SOCIO - ECONOMIC**

19.16.1 The Proposed Development forms an extended phase of the established development now known as Longford Park. In the development plan the existing and Proposed Development has been known as Bankside. Longford Park has made provision for a local centre, a 2 FE Primary School and GP Surgery.

19.16.2 The cumulative impact of the residents from the Proposed Development will be addressed through planning obligations, relating to such matters as contribution to education and health.

19.16.3 The additional population will have a beneficial impact upon the committed local centre facilities within Longford Park Phase 1. Longford Park Phase 2 will address its socio –impacts within the planning application process.

## **19.17 CONCLUSION**

19.17.1 The analysis undertaken under the topic areas where a cumulative impact was identified as potentially giving rise to any significant environmental effect, has established that with mitigation the residual effects are not significant.