

1.0 INTRODUCTION

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1.1 INTRODUCTION

1.1.1 This chapter of the Environmental Statement (ES) has been prepared by Framptons Town Planning Ltd. Hallam Land Management Ltd (the Applicant) is seeking to obtain Outline Planning Permission for a residential development (the ‘Proposed Development’) on land adjacent to Oxford Road, and Banbury Road, Banbury; all matters reserved except access.

1.1.2 The application site lies within the administrative boundary of Cherwell District Council and extends to 39.23ha. The site boundary is edged in red on the Site Location Plan (**Appendix 1.01**).

1.1.3 A planning application was submitted to Cherwell District Council in June 2017 for up to 700 dwellings (17/01408/OUT); multi-purpose community building, incorporating a sports pavilion and changing rooms; green infrastructure including formal (playing fields; allotments) and informal open space, landscaping; and associated infrastructure, including a balancing pond; on land off the A4260. The access to the Proposed Development was off the existing A4260, Oxford Road. The site is allocated in planning policy Banbury 4 *Bankside Phase 2* (BAN4) of the adopted Cherwell Local Plan 2011-2031. The planning application remains pending.

1.1.4 During the planning process, the Applicant agreed with Local Planning Authority (LPA) to amend the scheme to include a second access further south on the A4260, where Oxford Road turns into Banbury Road. This extended the development site to the south, to include part of the allocated BAN12 *Relocation of Banbury Town Football Stadium*.

- 1.1.5 The requirement for the second access is threefold; to reduce the traffic accessing the site off the proposed existing Phase 1 Longford Park Development, on Oxford Road; to reduce the traffic travelling through Longford Park Phase 1; and, to provide an access to the safeguarded land allocated (Policy BAN12) for the proposed relocation of Banbury Town football stadium, and new secondary school.
- 1.1.6 The red line of the planning application subject of this ES, does not include the land that has been identified for the football stadium and the secondary school. These developments will be subject of separate planning applications, by others.
- 1.1.7 The red line for the planning application subject of this ES includes; all the land allocated within BAN4, the access off Oxford Road connecting through Longford Park Phase 1, a small extension to the north to accommodate an infiltration basin; the new access and road extending from the Banbury Road to the southern boundary of BAN4; playing fields and changing rooms; and, a parcel of land to the north of BAN12 contiguous with the southern boundary of BAN4 for residential use. It is anticipated that this land could accommodate c150 dwellings, bringing the total number of dwellings included within the planning application subject of this ES to 850.
- 1.1.8 The description of the Proposed Development, for which Outline Planning Permission is sought, and is subject of this ES is as follows:

'Outline planning application for a residential development of up to 850 dwellings; green infrastructure including formal (playing fields with changing rooms, allotments) and informal open space, landscaping; and associated infrastructure including a balancing pond; on land off the A4260, with access off

the existing Longford Park access off the A4260 (Oxford Road), and a new access off the A4260 (Banbury Road). All matters of detail reserved, save for access'

1.1.9 Table 1.01 lists the set of drawings submitted as part of the details relating to the proposed access. The principles of development are shown on the Parameters Plan (**Appendix 1.02**) which forms part of the application and has been used in the Environmental Assessment process.

Table 1.01 – List of Submitted Drawings for Determination

Submitted Drawings	
Dwg no: 6394-P-08 Rev G	Site Location Plan
Dwg no: 6394-P-01-Rev AK	Parameters Plan
Highways Drawings	
Dwg no. 16052-01-124 Rev B	Site Access – Banbury Road
Dwg no. 16052-01-106 Rev C	Oxford Road Corridor Improvements Sheet 1 of 2
Dwg no. 16052-01-107 Rev B	Oxford Road Corridor Improvements Sheet 1 of 2

1.1.10 An Indicative Layout (6394-P-05 Rev P) (**Appendix 1.03**) has been produced responding to the Parameters Plan, access, and other Masterplan considerations. The design and decision-making process relating to the Illustrative Layout is described in detail in the Design and Access Statement.

1.1.11 The Applicant submitted a Scoping Opinion request (16/00051/SCOP) to Cherwell District Council on the 24th June 2016 (**Appendix 1.04**) in relation to the pending planning application. The Council's response to the Scoping Request was received on the 27th July 2016 (**Appendix 1.05**).

1.1.12 As the likely significant environmental effect of the Proposed Development will be of a similar nature to those of the June 2017 planning application, it is considered that the Scoping Opinion submitted as part of the June 2017 planning application is a useful reference for this application

1.1.13 The Council’s Scoping Opinion response is briefly tabled below:

Table 1.02 Findings of Cherwell District Council Scoping Response

	Response
Transport	<ul style="list-style-type: none"> • Likely individual traffic and transport implications of the proposals; • The cumulative impact when taken together with committed development in the surrounding area. • TA scoping document should be prepared to agree junction assessments • TA should be based on the new traffic model for Banbury, which is owned and held by Oxfordshire County Council • Consider the potential impact on the local public rights of way network as well as the likely effect on public transport including the local bus services.
Historic Environment	<ul style="list-style-type: none"> • Archaeological feature present require assessment Consider the special character and appearance of the Bodicote Village Conservation Area. • Effect on the setting and special interest of listed structures on the Oxford Canal should be considered.
Landscape	<ul style="list-style-type: none"> • Impact upon the wider landscape. • Impact on the setting of Adderbury and Bodicote and interrelationship between their character and landscape. • Long distance views across the Cherwell Valley and impact upon existing settlements.

	<ul style="list-style-type: none"> • Effect from/on public rights of ways. • Viewpoints included acceptable, longer, more expansive views from the north should be included. • Assessment of the nighttime landscape implications. • Implication of spoil during the construction phase should be considered.
Ecology and Biodiversity	<ul style="list-style-type: none"> • Impact on ecological designated sites outside the site are should be considered. • Phase 1 Habitat survey to be carried out. • Impact on protected and BAP priority flora and fauna. • Council promoting the use of DEFRA biodiversity metric to assist in objectively determining the impact of a development.
Water Resources and Utilities	<ul style="list-style-type: none"> • Demand for sewerage treatment works and on and off-site network infrastructure. • Surface water drainage requirements. • Development demand for water supply and impact upon network structure. • Build out/phasing details and impact on infrastructure. • Impact of piling and neighbouring utility services. • Need for gas and electricity supply upgrades • Consideration of flood risk on and off the site. A site-specific Flood Risk Assessment will be required.
Soil Resources	<ul style="list-style-type: none"> • Impact upon higher quality agricultural land.
Ground Conditions	<ul style="list-style-type: none"> • Consideration of any existing land contamination. • Consideration of contamination as a result of the construction works.
Noise	<ul style="list-style-type: none"> • Consideration of the impact of the noise from the M40 on living conditions. • Consideration of the impact of noise from construction work on neighbouring properties.
Air Quality	<ul style="list-style-type: none"> • Impact of increase in traffic and pollution on human health and ecology.
Socio-economic	<ul style="list-style-type: none"> • Consideration of the impact as set out in Scoping Report • Economic and employment impact both associated with construction and

	operational.
Cumulative	<ul style="list-style-type: none"> • See Chapter 15 for the list of developments identified for the cumulative impact.
Alternatives	<ul style="list-style-type: none"> • Explanation of why the proposed approach has been taken rather than an alternative.

1.1.14 In the scoping and preparation of this ES the following elements have been considered;

- Likely significant environmental impacts not identified in the July 2016 Scoping Opinion issued by the Council. This particularly assesses the impact of new topics included on the EIA Regs 2017: Climate Change, Waste, Lighting and Human Health Effects.
- Changes to the baseline condition identified for the environmental assessments undertaken for the June 2017 ES submitted with the previous application;
- Changes to planning policy, guidance, standards, etc; and
- Change to committed major developments in the vicinity of the Proposed Development.

1.1.15 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.

1.1.16 **Appendix 1.06** sets out correspondence between the Applicant and the Council. Two additional sites were identified that may have a cumulative effect when assessed with the Proposed Development. 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.

1.1.17 As allocated sites, both have been included in the SATURN traffic modelling, and have been cumulatively assessed in terms of traffic generation and air quality. Each of the other Chapter topics have included the additional sites within their assessment of the cumulative impact of the Proposed Development.

Purpose of an EIA

1.1.18 The purpose of the Environmental Impact Assessment (EIA) is to establish, from the nature of development and the environment in which it is likely to take place whether ‘*significant effects*’ may arise, by comparing the existing situation, “the baseline”, with the “post-development” situation, and also any interim impacts during the construction phase.

1.1.19 The EIA also needs to consider any significant effects which can be reasonably predicted to arise from the Proposed Development when in combination with other nearby proposals. Where significant effects are identified, the EIA process should then establish mitigation measures to avoid or reduce these impacts.

1.1.20 The ES assesses the comprehensive proposals for the Proposed Development, known as Bankside Phase 2, and is therefore submitted as part of the supporting documentation for the application. The ES presents the findings of the EIA which was undertaken in conjunction with the design process for the Proposed Development.

1.1.21 Running concurrently with the design process, the EIA has sought to identify any likely significant environmental effects. The EIA process identifies appropriate design and construction measures and good practice both to mitigate likely significant adverse environmental effects and to maximise the environmental opportunities that might arise as a consequence of the construction and operation of the Proposed Development.

1.2 THE EIA AND RELATED DOCUMENTS

1.2.1 The Proposed Development falls within Schedule 2 of the EIA Regulations, being development likely to have significant effects on the environment by virtue of factors such as its nature, size or location under the category of “Urban Infrastructure Projects” (Schedule 2, 10 b).

1.2.2 EIA is the process of collection, publication and consideration of environmental information in the determination of a planning application. Where an application is made for planning permission for EIA development the planning authority is not permitted under the EIA Regulations to grant planning permission unless they have first taken environmental information into consideration. Consequently, information required to assess the likely significant effects of the Proposed Development on the environment during construction and on completion, as required by Regulation 2(1) and Schedule 4 of the EIA Regulations has been compiled and is presented in this ES.

1.3 STRUCTURE OF THE ENVIRONMENTAL STATEMENT

1.3.1 The ES comprises studies of each aspect of the environment likely to be significantly affected by the Proposed Development, which are supported with technical appendices where appropriate. The ES is structured as follows:

Table 1.03 – Structure of the Environmental Statement

Section	Description
Volume 1	Main Report (This document)
Volume 2	Technical Appendices
Non-Technical Summary	A concise summary of the ES identifying the likely significant environmental effects and identified mitigation measures.

1.3.2 The main report (Volume 1) is presented in the following chapters and the appendices, separately bound in Volume 2, relate to the same topics sequentially.

Table 1.04 ES Chapter

CHAPTER	TOPIC
1	Introduction
2	Masterplan and Design
3	Planning Policy
4	Landscape and Visual Impacts
5	Ecological Effects
6	Agricultural Effects
7	Archaeology/Cultural Heritage Effects
8	Transportation Effects
9	Noise Effects
10	Air Quality
11	Socio- Economic Effects
12	Water Quality/Drainage/Flood Risk
13	Ground Conditions
14	Utilities
15	Waste
16	Climate Change
17	Lighting
18	Health Impacts
19	Cumulative Effects

1.3.3 The chapters in Volume 1 are broadly structured as follows:

Table 1.05 – ES Chapter Structure

Section	Description
Introduction	An introduction to the topic under consideration, the scope of the assessment undertaken and aspects of the Proposed Development material to the topic assessment.
Methodology	A description of the method and, scope of the assessment undertaken and responses to consultation in relation to method and scope in each case pertinent to the topic under consideration.
Baseline Conditions	A description of the baseline conditions pertinent to the topic under consideration including baseline survey information.
Impacts	Identification and Assessment of Likely Significant Effects. Identifying the likely effects, evaluation of those effects and assessment of their

	significance, considering both construction and operational and direct and indirect effects - during construction/post construction.
Mitigation and Monitoring	A description of the mitigation strategies for the significant effects identified.
Residual Impacts	Identification of the residual impacts during construction/post construction.
Cumulative Impacts	Consideration of potential cumulative effects of other nearby developments.
Conclusion	A conclusion to the chapter

1.4 OTHER DOCUMENTS

1.4.1 Other reports have been submitted to Cherwell District Council as part of the application for the Outline Planning Application, and include:

- Planning Statement;
- Design and Access Statement;
- Arboricultural Survey;
- Transport Assessment (Appendix to the ES);
- Flood Risk Assessment (Appendix to the ES);
- Landscape and Visual Impact Statement (Appendix to the ES);
- Heritage Impact Statement (Appendix to the ES); and
- Ecological appraisals (Appendix to the ES).

1.5 THE EIA CONSULTANT TEAM

1.5.1 The ES has been coordinated and managed by Frampton Town Planning Ltd. The consultants who have contributed to the preparation of this ES are as follows:

Table 1.06 – The Project Team

Consultant	Areas Being Covered
Framptons	Planning and Coordination, Socio-economic Impacts, Health Impacts.
FPCR Environment and Design Ltd	Urban Design, Landscape and Visual Impact Assessment, Ecology.
Markides Associates	Transportation
BSA Heritage	Archaeology and Heritage
Brookbanks	Hydrology, Air Quality, Ground Conditions and Land Contamination, Noise, Utilities, Climate Change and Waste.
Land Research Associates	Agricultural

1.6 ENVIRONMENTAL STATEMENT AVAILABILITY AND COPIES

1.6.1 The ES is available for public viewing during normal office hours at the Cherwell District Council offices in Bodicote, Banbury. At the LPA's discretion, documents may also be available online at: www.cherwell-planning.gov.uk. This is not a statutory requirement.

1.6.2 Comments on the planning application should be emailed (within the formal statutory consultation period, as set out on the LPA website) to planning@cherwell-dc.gov.uk

1.6.3 Comments may also be forwarded to:

Cherwell District Council
Bodicote House
Banbury
OX15 4AA

1.6.4 The ES may be purchased in Volumes, the costs for which are set out below:

- Non-Technical Summary – £10
- Volume 1: Main Volume - £125
- Volume 2: Technical Appendices - £150

1.6.5 Copies of all documents can be obtained on CD-ROM for £20. For copies of any of the above documentation please contact:

Framptons Town Planning
Oriel House
42 North Bar
Banbury, OX16 0TH
Tel: 01295 672310

Email: enquiries@framptons-planning.com