framptons

TOWN AND

COUNTRY PLANNING ACT 1990

EIA SCOPING REPORT

TO ACCOMPANY AN OUTLINE PLANNING APPLICATION

FOR:

"A RESIDENTIAL DEVELOPMENT OF UP TO 750 NEW HOMES, INCLUDING PROVISION FOR VEHICULAR ACCESS FROM OXFORD ROAD, OPEN SPACE AND ASSOCIATED INFRASTRUCTURE ON LAND OFF THE A4260, OXFORD ROAD, BANBURY; AND KNOWN AS "BANKSIDE PHASE II"

FOR

HALLAM LAND MANAGEMENT

JUNE 2016

REF: PF/9257

Chartered Town
Planning Consultants

1.0 INTRODUCTION

1.1 This Scoping Report sets out the proposed scope of an Environmental Impact Assessment (EIA) for a:

> "*residential development of up to 750 new homes, including provision for vehicular access from Oxford Road, open space and associated infrastructure," on land off the A4260, Oxford Road, Banbury; and known as "Bankside Phase II"*

1.2 The Scoping Report has been prepared by Framptons. The site is shown edged in red on the attached Location Plan (**Appendix 1**). The Environmental Impact Assessment will be submitted alongside an outline application, all matters reserved except access.

1.3 The site is allocated for residential development within the Cherwell Local Plan 2011-2031 (adopted July 2015) under Policy Banbury 4: Bankside Phase II, **(Appendix 2)** and follows on from the adjacent Bankside Phase I (Longford Park) approved in 2005 (Planning Ref: 05/01337/OUT) which is under construction. The site boundary includes land allocated under Policy Banbury 4.

1.4 Bankside Phase II allocation policy includes for up to 600 dwellings. Common Ground agreed at the Local Plan examination established that the exact quantum of development was to be agreed with the developer **(Appendix 3)**. The capacity of the site to satisfactorily accommodate 750 dwellings will be demonstrated by the submission of a proving housing layout plan. It has been long established that land for development should be used efficiently and not wasted. No

consideration had been given by the local planning authority as to the design capacity hence the reasoning for the Statement of Common Ground.

1.5 This Scoping Report has been prepared to assist the Council in identifying the issues which should be addressed in the EIA, by considering what effects the project could have on the environment, and which of these is likely to be significant. The Report sets out a framework within which the EIA will be undertaken, including; topic areas, proposed methodology and information that will be contained within the Environmental Statement.

1.6 The purpose of the EIA is to establish the nature of the development and the environment in which it is likely to take place so as to identify likely significant effects that may arise, by comparing the existing situation, the baseline, with the predicted situation once the proposals are in place. The significance of effects during the construction phase of the development are also considered in this process. It is also relevant to consider any significant effects which can be reasonably predicted as likely to arise from the development proposals, in combination with other proposals in the vicinity. Where significant effects are identified, the EIA process must then establish mitigation measures to avoid or reduce these impacts.

1.7 Planning Policy Banbury 4 that directs development on the site subject of this Scoping request includes key site specific design and place shaping principles that in themselves identify potential impacts of the development. Potential impacts/considerations identified from Policy Banbury 4 have been included in Table 1 below.

Table 1 – Potential Impacts of the Site	
Impact/Consideration	**ES Chapter**
DESIGN (i) Consideration of the built form, quantum, building heights. (ii) Potential impact on adjacent existing neighborhoods (iii) Boundary treatments/buffers/Right of Ways (iv) Connectivity wit Bankside Phase 1	A Parameters Plan will form the basis of the assessed in the Environmental Statement. (Elements to be included in the Parameters Plan will be agreed with the Council) The Proposal Chapter
TRANSPORT (i) Access and wider connectivity of the site with Banbury and the adjacent Bankside 1 development. (ii) Access to public transport and cycle/pedestrian and potential to extend Phase 1 bus service cycle way and paths to provide good wider connections. (iii) Traffic generation/impact on the wider highway network.	Transportation Chapter
SETTLEMENT IDENTITY AND LANDSCAPE (i) Impact upon views from settlement and properties, recreation and rights of way and public roads. (ii) Impact upon the site and its immediate context.	Landscape Chapter

(iii) Impact upon landscape character by reference to existing published landscape character assessments.	
ECOLOGY AND ARBORICULTURE (i) Impact upon trees and hedgerows throughout the site; (ii) Impact upon the biodiversity of the site. Potential of development to enhance biodiversity.	Ecology Chapter
HERITAGE (i) Impact on Archaeological/ heritage interest of the site. (ii) Impact on the significance of heritage assets beyond the site.	Cultural Heritage Chapter
FLOOD/DRAINAGE/CLIMATE CHANGE (i) The requirement to reduce surface water run off to protect a minor aquifer. (ii) Flood Risk and climate change. (v) Foul drainage.	Hydrology Chapter *(A standalone separate Utilities Report will be prepared as part of the planning application)*
AGRICULTURE (i) Soil management and agricultural land quality	Agricultural Effects Chapter
COMMUNTY IMPACTS (i)Impact on local facilities including: education; open space; indoor and outdoor sports; other community facilities to be identified	Socio Economic Effects Chapter

LIVING CONDITIONS/RESIDENTS AND USERS OF THE SITE (i) Potential noise associated with the proximity of the site with the M40. (ii) Potential impact on the air quality associated with the proximity of the site with the M40.	Noise Chapter Air Quality Chapter

The EIA Scoping Process

1.8 Residential development is deemed to fall under Category 10 (b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Category 10 (b) includes developments associated with urban development projects that are greater than 0.5 hectares. The site area for the Proposed Development extends to 28.97ha. The site area included in Policy Banbury 4 is 27ha, the additional 1.97ha land accommodates an attenuation pond for the Surface Water Drainage.

1.9 An Environmental Impact Assessment (EIA) will therefore be undertaken to allow the environmental impacts of the Proposed Development to be assessed. The resulting Environmental Statement (ES) will be submitted alongside the planning application for the Proposed Development. This Scoping Reports sets out:

Section 2: Details of the site and surrounding area;

Section 3: Details of the Proposed Development;

Section 4: Scope of the Environment Impact Assessment;

Section 5: Proposed content of the EIA – consideration of the relevant environmental issues pertinent to the Proposed Development and,

Section 6: Conclusions

2.0 SECTION 2 – SITE AND SURROUNDING

2.1 The site is located to the southeast of Banbury and east of Bodicote. The site includes several parcels of agricultural land east of Oxford Road and west of the M40.

2.2 To the west of the site is Bodicote Park, an existing area of open space sports facilities, the northwest boundary is contiguous with Bankside Phase 1 (Longford Park), approved in September 2009 (Planning Ref: 05/01337/OUT). The M40 lies to the east of the site, with open countryside to the south.

3.0 SECTION 3 - DETAILS OF THE PROPOSALS

3.1 The Proposed Development is for:

- Up to 750 dwellings;
- Green infrastructure provision to include retained vegetation, habitat creation (including new woodland planting) open space and play areas;
- Sustainable drainage system and associated engineering
- Creation of new walking/cycling/recreational routes; and
- Vehicular access off Oxford Road and via consented development from Bankside Phase 1.

3.2 Bankside Phase II will be brought forward with a strong guiding design vision. The Design Vision will centre on the following principles:

- To create a high quality sustainable new neighbourhood for Banbury which delivers a choice of high quality new homes, attractive pedestrian friendly streets and accessible greenspace for biodiversity and recreational benefits.
- To deliver a place that has easy access to day-to-day facilities for modern living such as public transport, local shopping, education, and open space;
- To create a built form that draws inspiration from local character and vernacular within Banbury: and
- To sensitively respond to the site and its setting, to include, for example delivering an appropriate connection with the consented Bankside Phase 1 (Longford Park) scheme providing landscape buffer to the open countryside of the site.

4.0 SECTION 4 – SCOPE OF THE ENVIRONMENTAL IMPACT

The Assessment

4.1 The information presented in the Environmental Statement will be in accordance with Schedule 4 of the 2015 EIA Regulations. A Project Team has been appointed that will undertake the preparation of the ES. It is anticipated that the following chapters will be included.

Table 2 ES Chapters	
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	Hydrology
11	Socio- Economic Effects
12	Cumulative Impacts

4.2 Each topic area will be assessed against identified impacts both during the construction and the operational phases of the proposals. Assessment of cumulative impact will be two fold; the cumulative impact of the identified impacts in each of the ES chapters; and, the cumulative impact when assessed alongside other Proposed Developments.

4.3 Each chapter of the ES will be structures in the following way;

Table 3 Structure of the chapters of the Environmental Statement	
ACTIVITY	**PURPOSE**
Introduction	Identify the topic under assessment.
Policy Context	A summary of relevant national and local policy, legislation and guidance relating to the topic.
Consultation	A summary of stakeholders consulted.
Methodology	Setting out the scope of the chapter and the methodology that will be used to assess significant impacts.
Baseline	Identifying the baseline conditions relating to the topic.
Potential Effects	Identifying likely significant impacts during the construction and operation stage.
Mitigation and Enhancement	Identifying mitigation measures which will reduce any significant potential adverse impact.
Residual Effects	Identify any residual impacts, after taking into account mitigation measures, and assessing the likely impact of any residual impacts.
Cumulative Effects	Assessing likely impacts which may arise when the Proposed Development is assessed in combination with other nearby development.
Summary	Overall conclusion
References	As required
Glossary	As required

4.4 The Environmental Statement will comprise:

ES Volume 1 – Written Chapters that will make up the main body of the assessment

ES Volume II – Appendices

ES A Non-technical Summary will be prepared as a standalone document.

5.0 SECTION 5 – CONSIDERATIONS OF THE RELEVANT ENVIRONMENTAL ISSUSES PERTINENT TO THE PROPOSED DEVELOPMENT.

5.1 Planning Policy

5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that the determination of planning applications should be made in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the saved policies of the Cherwell Local Plan (adopted 1996) and the Cherwell Local Plan 2011-2031 (adopted July 2015).

5.1.2 The new Local plan (adopted in July 2015) policies replaced some of the policies contained in the 1996 adopted Plan. The saved and retained policies that relate to this application will also be relevant.

5.1.3 Published on the 27th March 2012, the policies within the National Planning Policy Framework (the Framework) sets out the Government's planning polices for England and how they are expected to be applied. The Framework, has underlined both the importance and the purpose of planning to help achieve sustainable development – the Ministerial Foreword to the Framework states *"sustainable development is about positive growth"* and the thrust within the document is about the planning system making this happen.

5.1.4 The principle of development of the site for residential use has already been established in the allocation Policy Banbury 4: Bankside Phase II, included in the adopted Local Plan. The ES will consider the technical aspect of bringing forward the site.

5.1.5 The summary above is the planning context in which the application will be assessed.

5.2 Landscape and Visual Effects

5.2.1 This section summarises the conclusions of a desk based research and site surveys already carried out in respect to the landscape character and visual context of the site and sets out the proposed approach to the assessment of landscape and visual effects.

Baseline

5.2.1 The site itself is considered to be of low landscape value. The site comprises intensively farmed agricultural land that is in arable use. The fields are largely devoid of intrinsic features and are judged to be of limited value in landscape terms.

5.2.2 This accords with the findings of Cherwell's Landscape Sensitivity and Capacity Assessment which considered the site to be of low value, low landscape sensitivity and low visual sensitivity. It is not designated and does not contain any significant or distinctive landscape features. It lies within the close context of the existing settlement edge of Banbury and in particular the Bankside Phase 1.

5.2.3 Cherwell District Council's Landscape Sensitivity and Capacity Assessment (2009) judged both the landscape sensitivity and visual sensitivity to be low. The assessment considers the site to have a high capacity to accept residential development, playing fields, other recreational uses

and woodland. Scope for mitigation identifies planting to soften views from Kings Sutton and Twyford. Planting buffer is also suggested along the site boundary nearest to the canal.

5.2.4 The interaction of landform, settlements and vegetation determines the overall extent of visibility across the landscape. An analysis of the site's visual envelope and the availability of views from identified receptorswill be included in a LVIA that will form the basis for the LVIA which will underpin the Landscape Effects ES Chapter.

5.2.5 The surrounding landscape, which includes overlapping hedgerows, woodland copses and subtle variation in landform all combine to filter and restrict visibility across the landscape. The site is generally well contained within the wider landscape as a result of these existing features. Significant views of the site are generally only available from close range vantage points.

5.2.6 Views of the site are well screened from the vast majority of properties within Banbury and Bodicote. This is due to the screening effects provided by Bankside Phase 1 development which is situated within the intervening landscape. The site is also well screened from the south eastern edge of Bodicote due to the presence of established tree belts situated by Bodicote Park and Oxford Road. Consequently views are largely restricted to those properties situated immediately adjacent to the site. These include properties situated at the edge of Bankside Phase 1, and the detached College Farm House situated by Oxford Road, which have close range views of the site.

Methodology

5.2.7 The LVIA will be prepared using the guidance contained within the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Third Edition, Landscape Institute and the Institute of Environmental Management and Assessment, April 2013.

5.2.8 GLVIA3 does not provide a prescriptive approach to assessment but identifies principles and good practice. The methodology for this assessment will be based on this approach. The detailed assessment would enable the potential landscape and visual effects to be determined and a landscape design and mitigation strategy to be put forward as part of the planning application.

5.2.9 For the purpose of the visual assessment, a number of views and visual receptors have been determined through a combination of desk and field study. The representative visual receptors are listed below and an assessment will be made of effect of the project on the identified visual receptors.

Settlement and Properties

- Residents of College Farm House situated adjacent to the site
- Residents of Bankside Phase 1 situated adjacent to the site
- Residents of Bodicote situated adjacent to the site
- Residents of Manor Farm situated adjacent to the site
- Users of Bannatyne Health Club and Banbury Rugby Club

- Residents of Banbury situated to the north of the site (along Oxford Road and Cherwell Heights)
- Residents of Adderbury (Twyford)
- Residents of Kings Sutton
- Residents of Warkworth and Overthorpe

Recreation and Rights of Way

- Users of Public footpath situated along the southern part of the site.
- Users of Canal Lane/Public bridleway to the north of the site
- Users of Oxford Canal to the north of the site
- Users of Jurassic Way
- Users of Public bridleway between Banbury Lane and Upper Astrop Road
- Users of Public bridleway to the west of Oxford Road

Public Roads

- Users of Oxford Road
- Users of roads at Bankside Phase 1
- Users of Twyford Road
- Users of the M40
- Users of the road from Warkworth to Upper Astrop Road
- Users of the road from Astrop Road towards Middleton Cheney

Potential impacts

5.2.11 The potential landscape and visual impacts arising from the Proposed Development during construction and post construction will be identified as part of the iterative design process.

5.3 Ecological Effects

5.3.1 This chapter of the ES will assess the likely significant effects of the Proposed Development in terms of ecology and nature conservation.

5.3.2 This chapter describes the assessment methodology; the ecological baseline conditions existing at the application site and surroundings; the likely significant ecological effects, the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been employed.

Baseline

5.3.3 Work has already be undertaken to assess the potential baseline scenario, which included In reviewing relevant ecological information from both statutory and non-statutory nature conservation organisations for the purposes of this appraisal.

5.3.4 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence, as follows:

- 5km around the application area for sites of International Importance (e.g. Special Area of Conservation, Special Protection Area, Ramsar site)

- 2km around the application area for sites of National/ Regional importance (e.g. Sites of Special Scientific Interest)
- 1km around the application area for sites of County Importance and notable species records (e.g protected, Local Wildlife Sites or UK BAP and notable species).

5.3.5 The northern half of the site has also been subject to previous surveys initially in 2007, 2010 and subsequently in 2013. This survey information has also been reviewed for relevant information.

Methodology

5.3.6 An ecological appraisal and Extended Phase 1 Habitat Survey was last undertaken by 'FPCR Environment and Design Limited' 2013 and will be updated for the purposes of this application. Survey work will be carried out at the application site based on extended Phase 1 survey methodology, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas can then be examined in more detail.

5.3.7 Using the above method, the site will be classified into areas of similar botanical community types, with a representative species list compiled for each habitat identified.

Faunal Surveys

5.3.8 Faunal activity, such as birds or mammals observed visually or by call during the course of the Phase 1 survey was recorded. Specific attention was paid to any potential use of the Application Site by protected, rare, notable or Biodiversity Action Plan species, including

Badger, bats, reptiles and amphibians. Based on several years of survey work in the area and the general retention of features of biodiversity value (e.g. hedgerows and trees), phase 2 survey work within the site will be undertaken in respect of badgers only.

Potential Environmental Effects

5.3.9 The potential impacts on the valued ecological receptors present will be based on sound professional judgement whilst also drawing on the latest available industry guidance and research.

5.3.10 The approach to the ecological assessment will be based upon the principles set out in the 'Guidelines for Ecological Impact Assessment in the United Kingdom' published by the Institute of Ecology and Environmental Management (IEEM) 'Guidelines for Baseline Ecological Assessment' which is produced by the Institute of Environmental Assessment in conjunction with more recent publications such as 'Biodiversity and Environmental Assessment: A Good Practice Guide for Road Schemes' (Bryon, H 2000), Developing Naturally (Oxford, M 2000), A handbook for 'Scoping Projects' (Environment Agency, 2002) and recent journal articles published by the IEEM.

5.3.11 The potential impacts on the valued ecological receptors present will be assessed including direct loss of habitats, impacts during construction, impacts during the operational phase, combined impacts of other potential developments in the area and any cumulative impacts on flora and fauna.

Mitigation Measures

5.3.12 Proposed mitigation measures will be identified in order to avoid impacts where possible. Where inevitable or unavoidable impacts occur, measures will be proposed in order to reduce or compensate for impacts. All potential impacts and mitigation will be assessed against and informed by national and local planning guidance including the NPPF and Local Biodiversity Action Plans.

5.3.13 In addition to mitigation and compensation measures, reference will be made to enhancement measures where possible focusing on targets for habitat creation or sympathetic management within local Biodiversity Action Plans.

5.3.14 The overarching philosophy of the adopted approach in these publications and the intended ecological assessment of the proposal is:

- to avoid significant reductions in biodiversity; and
- to enhance biodiversity where practicable.

5.4 Agricultural Effects

5.4.1 This chapter of the ES assess the potential impact of the Proposed Development on the agricultural implications of the site.

Baseline

5.4.2 The site comprises agricultural land located within three arable fields and a section of a fourth. The land has a mixture of freely-draining moderately shallow loamy soils and deeper heavy soils with drainage restrictions.

5.4.3 The site includes 13.7 ha of grade 2 land, 6.3 ha of subgrade 3a land (both regarded as best and most versatile agricultural quality) with 8.9 ha of lower quality or non-agricultural land. The Proposed Development would entail the loss of 20 ha of bests and most versatile agricultural land, considered a moderate adverse impact.

Methodology

5.4.4 A detailed soil/land quality survey using hand auger borings and pits at a density of 1 observation per hectare will underpin the findings, evaluation and mitigation included within the ES Chapter.

Potential Impacts

5.4.5 The site has mainly permeable soils of high quality which could be lost as a result of poor separation, sealing or damage during construction. With appropriate mitigation (involving adherence with best practice for soils handling and sustainable reuse of topsoil, the residual impact on soils (mainly the result of sealing of subsoils under hard standings) is considered minor adverse

5.5 Heritage Effects

5.5.1 This chapter of the ES will consider the impact of the Proposed Development on the archaeology and cultural heritage of the site.

Archaeology – Baseline

5.5.2 The site has already been considered as part of a desk based assessment. No scheduled or otherwise significant remains were previously recorded within the site area.

5.5.3 Geophysical survey has been completed across the entire application area and to its south. This work was followed by trial trenching focussed on anomalies identified through geophysical survey. A small number of dateable features and undated features were revealed within, and to the south of the site.

Archaeology – Methodology

5.5.4 Given the size of site, absence of past fieldwork and indications of archaeological potential, a programme of archaeological evaluation has been subsequently agreed with the Oxfordshire County Council archaeology officer and implemented.

5.5.5 The fieldwork reports will be appended to the ES and the results will be summarised in the chapter. The results will inform assessment of the impact of the proposals on sub-surface remains. Suitable mitigation to address any harm will be proposed and residual impacts will be confirmed.

Cultural Heritage

Baseline

5.5.6 A small number of hedgerows and the line of an historic route, which may have Roman or earlier origins, lie within or on the edges of the site area. The potential effects of the scheme on these, suitable mitigation and residual impact will be assessed within the ES.

5.5.7 The chapter will also consider the potential of the proposals to adversely affect the setting of designated or otherwise significant heritage assets, including the historic route. This will accord with both NPPF and also more recent Historic England guidance (HE 2015a & b).

5.5.8 The desk based assessment and site visit have confirmed two clusters of listed buildings which may be affected by the proposals. To the east lie a number of listed structures, principally bridges, associated with the Oxford Canal. The late 18th century canal runs in the valley of the Cherwell which now contains the M40.

5.5.9 To the west of the site, listed buildings in Bodicote will also be considered, although most lie on the western edge of this settlement, with more recent development between them and the site. The western part of Bodicote is also designated as a conservation area.

5.5.10 To the north, no designated heritage assets lie anywhere close to the site, with new development also screening any views from further north. Topography shields earlier parts of Adderbury and Kings Sutton from the site which lies to their north. Given a more prominent

topographic location, the potential of the proposals to affect listed buildings at Bloxham Grove, to the south west, will be considered.

Methodology

5.5.11 Assessment of designated heritage assets will respect the approach set out by Historic England, with the value of the setting to the significance of the heritage assets confirmed. Consideration will be given to mitigation with the residual effects being included in the planning balance.

5.5.12 The scope of the archaeology and cultural heritage assessment will be agreed with Cherwell District and Oxfordshire County Council's archaeologist. Historic England will be involved if this is felt appropriate.

5.6 Transportation Effects

5.6.1 This section of the Scoping Report identifies potential impacts with regard to transport that may occur during the construction and operation of the Proposed Development.

5.6.2 The ES Transport Chapter will be informed by a Transport Assessment (TA) which will be submitted as a stand-alone document as part of the planning application. The TA will be produced in accordance with national guidance published by the Department of Communities and Local Government.

Baseline

5.6.3 The application site is located on the south eastern edge of Banbury, immediately adjacent to the Longford Park development that is currently under construction. Access will be provided via Longford Park. The development will benefit from this close proximity to the employment, local centre and school that are to be provided as part of the Longford Park scheme.

5.6.4 The site is currently undeveloped and therefore generates no existing vehicles movements.

Methodology for Impact Assessment

5.6.5 A range of traffic surveys will be undertaken to establish the levels of traffic using the local road network. The assessment will consider daily and peak period traffic flows.

5.6.6 A baseline level of demand, including any potential redistribution of existing movements, will then be established by taking into account the impact of committed development proposals up to the assumed opening year of the development.

5.6.7 The anticipated scale of construction movements will be estimated and the impact of this assessed. A multimodal trip generation assessment will be undertaken to establish the impact of trips generated by the proposals.

5.6.8 The significance of the effect will then be considered as a product of the magnitude of any impact and the sensitivity of any receptor.

5.6.9 Where there are any residual effects, mitigation strategies will be promoted, such as the implementation of a Travel Plan.

5.6.10 The baseline scenario within the ES will be informed by traffic survey data on the local road network. The baseline scenario will also include any committed developments that are anticipated to be completed prior to completion of these proposals. Appropriate traffic growth factors based on the National Trip End Model will also be applied to observed flows to reflect the anticipated opening year of the development.

Receptors

5.6.11 The following is a list of the receptors upon which potentially significant effects could occur, as a result of the magnitude of the impact and/or the sensitivity of the identified receptor:

- Longford Park access roads
- Oxford Road north and south of Weeping Cross
- Bankside east of Oxford Road

Potential Impacts

5.6.12 The impacts of the Proposed Development will be considered for both the construction and operational phases. Subject to the potential construction phasing strategy and rate of occupation, it may also be necessary to consider the impact of later construction phases on parts of the site that are already operational.

5.6.13 In terms of potential road traffic impact, it should be highlighted that existing guidance published by the Institute of Environmental Assessment, suggest the following two broad rules, which will inform that scope of the assessment:

- Include road links where traffic flows would increase by more than 30% (or the number of HGVs would increase by more than 30%); and
- Include any specifically sensitive areas where traffic flows would increase by 10% or more.

5.6.14 The construction phase of the development will potentially increase the number of vehicles during the day, including HGVs, on the local road network, when compared to the baseline scenario. The impact of this increase will need to be assessed on the local road network, including the routes through Longford Park. The construction phasing and rate of occupation may result in parts of the site being constructed when other parts are occupied. This impact may also need to be assessed.

5.6.15 during the operational phase, the development will result in an increase in vehicle trips on the local road network and the effect of this increase on delays, severance and amenity will be identified.

Climate Change

5.6.16 EIA Directive 2015/52/EU requires the consideration of climate change within EIAs. Key climate change projections for the UK are hotter and drier summers, milder and wetter winters, reduced snowfall and very cold days and more frequent storm events with extreme rainfall and winds.

5.6.17 In the context of transport for this specific EIA, it is not believed that climate change will have a material impact on the significance of any effect of the development in term of regular

modes of travel. Climate change will not therefore be considered within the transport chapter.

5.7 Air Quality

5.7.1 There is likely to be an impact of air quality during both the construction and the operation phase of the development, particularly during the operational phase with the close proximity of the M40 motorway.

5.7.2 The site does not lies within an Air Quality Management Area or in an area of known poor air quality. The Proposed Development will not adversely impact the Air Quality Strategy of the District in terms of the Air Quality Management Areas.

5.7.3 In line with Guidance under PPG (Paragraph: 005 Reference ID: 32-005-20140306) the impact of the Proposed Development on Air Quality is not likely to be significant.

5.8 Hydrology

5.8.1 This chapter of the ES will consider the impacts of the Proposed Development in terms of flood risk, surface water run-off, foul drainage and water quality. Discussions have already taken place with Thames Water with regard to their foul water infrastructure capacity and the Environment Agency with regards to flood risk and drainage hydrology.

5.8.2 Data used in the assessment will be drawn from a Flood Risk Assessment for the Proposed Development. The FRA will be attached as an Appendix to the ES. The FRA will set out flood

risk and drainage issues relating to the Proposed Development and identify any necessary interventions to mitigate the anticipated effects.

Baseline

5.8.3 The site is located to the south east of Banbury and directly to the east of Bodicote, to the south Local the M40 to the east and the A4260 to the west.

5.8.4 The key receptors at the site will be defined through the completion of the detailed assessment work. However, through initial investigations, it is considered that the following receptors may be affected:

- Groundwater
- Sewage Infrastructure

5.8.5 Infiltration testing has been completed and it has been demonstrated that infiltration is an appropriate SUDS method to the drain the surface water from the site.

Potential Impacts

5.8.6 Two potential construction phase environmental effects have been identified relating to hydrology and hydrogeology. These mechanisms are as follows:

- Direct and indirect contamination of surface water due to mobilisation of soils, existing contamination and spillage of oils and the like from construction plant.

- Direct and indirect flooding and changes to baseline drainage hydrology due to disturbance of the ground during construction works.

5.8.7 As a result of the Proposed Development four potential operational environmental effects are identified relating to water. The mechanisms are as follows:

- Direct and indirect flooding of the wider catchment area, adjacent land and property due to increases in surface water runoff from positively drained hard areas.
- Direct flooding of the Proposed Development due to inadequate flooding resilience and management of residual flood risk.
- Direct contamination or deterioration of surface water quality due to leakages of fuel oils, general spillages and other contaminants from within the development and the associated collection of surface water drainage from hardstanding areas.
- Direct and indirect contamination of surface water, soil and potential groundwater contamination due to surcharging of the foul water network or the discharge of untreated foul flows.

Potential Environmental Effects

5.8.8 The key issues for this development will be to liaise and agree a suitable solution for dealing with foul drainage at the site with Thames Water. The methods applied to this assessment are consistent with current guidance and recommendations in the form statutory documents and recognised publications to ensure that the findings represent a robust approach to the assessment.

Approach to Cumulative developments

5.8.9 It is anticipated that regulatory control will ensure that developments completed elsewhere in the catchment will be required to implement sustainable drainage measures and controls on drainage discharge rates that at least meet current standards. In such circumstances, the environmental effects resulting from cumulative development will be negligible

Mitigation measures

5.8.10 To minimise the potential adverse environmental effects on Flood Risk and Drainage related matters, the following specific measures are being incorporated into the Proposed Development

- Compliance with guidance in terms of flood routing and resilience for new developments
- Provision of a storm water SuDS management system
- Connection to a point of adequacy on the foul water drainage network
- Provision of ongoing maintenance for SuDS features, ordinary watercourse and existing artificial water bodies
- Adoption and associated ongoing maintenance of development storm and foul drainage system

5.8.11 The Proposed Development will be designed to avoid significant adverse effects resulting during operational phase and construction works.

5.9 Noise

5.9.1 This chapter of the ES will consider the impact of the Proposed Development upon the future residents of the development as a result of the close proximity to the M40 in relation to noise, and the general noise levels in the immediate and wider area.

Baseline

5.9.2 A Baseline Noise Assessment and a Construction Noise Assessment will be undertaken. The assessment will be carried out in accordance with acknowledged best practice. The spatial scope will encompass an agreed area from the likely sources of noise in which sensitive receptors will be identified.

Methodology

5.9.3 The Proposed Development has the potential to impact (both positively and negatively) on the noise levels currently experienced at noise sensitive receptor locations in the vicinity of the Application Site. The assessments will be carried out with reference to British Standards and national and international guidance on noise effects. The standards and guidance against which the assessment has been made are as follows:

- BS 4142:2014 Methods for rating and assessing industrial and commercial sound;
- BS 8233:2014 Guidance on sound insulation and noise reduction for buildings;
- World Health Organization Guidelines for Community Noise;

- BS 5228:2009+A1:2014 Part 1 Code of practice for noise and vibration control on construction and open sites
- IEMA (November 2014) Guidelines for Environmental Noise Impact Assessment.

5.9.4 Significant impacts and appropriate mitigation measures will be identified.

5.10 Socio-Economic Effects

5.10.1 This chapter will consider the potential impacts of the Proposed Development on the social and economic factors for developing the site for residential use.

5.10.2 An assessment will be undertaken in the context of the following:

- Breakdown of the local population, including age structure;
- Breakdown of the local housing stock, including affordability and tenure;
- Analysis of the existing local infrastructure including;
- Education capacity at nursery, primary and secondary schools
- Primary health care provision;
- Recreation capacity, including parks, green spaces, play areas and sports facilities
- Capacity of other local community services including adult social care, libraries and youth services

5.10.3 The social economic impacts of the development will be assessed by mapping existing community infrastructure, assessing their capacity, and estimating demand from the Proposed Development. The applicant will consult with Cherwell District Council and Oxfordshire County Council and other relevant stakeholders in the preparation of this chapter of the ES.

5.11 Ground Work and Contamination

5.11.1 The site has remained undeveloped and is currently in agricultural use. Aside from a number of tracks that cross the site, there are no records identifying any major built development within the site boundary.

5.11.2 Previous review of historical mapping has not identified any potential contaminative land uses within the site boundary. There are potential contaminative uses within surrounding area of the site; the M40 motorway, former sewerage and water works, former quarries/ mine and factories.

5.11.3 However, the likelihood of contaminates on the site is low. A standalone Phase 1 Desk Based Study will be undertaken and submitted as part of the application.

5.12 Cumulative Impact

5.12.1 The applicant requests that the Cherwell District Council advise of any existing or approved developments which, in its opinion, should be included in any assessment of cumulative impacts.

5.13 Conclusion

5.13.1 The following aspects of the Proposed Development have been identified as having the potential for a significant impact upon the environment.

Table 4 Potential Impact
Landscape and Visual Impacts
Ecological Effects
Agricultural Effects
Archaeology/Cultural Heritage Effects
Transportation Effects
Noise Effects
Hydrology
Socio- Economic Effects
Cumulative Impacts

5.13.2 The chapters of the ES will follow the format as indicted in paragraph 4.2 of this report to determine the character and nature of any impact and mitigation proposed. The final chapter of the ES will provide a summary of the additional mitigation measures recommended in the ES and draw together the residual impacts of the Proposed Development after taking into account mitigation measures identified.