FIGURE 1: SITE CONTEXT PLAN
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INTRODUCTION

Persimmon Homes Ltd (the “Applicant”) is seeking to obtain planning permission for residential development (the “Proposed Development”) on land to the north of Hanwell Fields, Banbury (the “Application Site”). The Application Site lies within the administrative area of Cherwell District Council (CDC). The location of the Application Site is shown on Figure 1 and the extent of the Application Site is shown on Figure 2.

This document comprises a non-technical summary (NTS) of the Environmental Statement (ES). The ES presents the findings of the Environmental Impact Assessment (EIA) which was undertaken in conjunction with the design process for the Proposed Development and various supporting studies, which have informed the design.

The full findings of these studies and of the overall ES are presented in a comprehensive set of documents that can be viewed at the offices of CDC. Additional copies of the NTS (no charge), ES Volume 1 (£75 plus postage) and the Technical Appendices (£150 plus postage), are available from Pegasus Group, Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT. Telephone: 01285 641717. The complete ES can also be obtained in CD format for £10 from the same address.
The Application Site is located immediately to the north of the existing urban edge of Banbury. The village of Hanwell is approximately 0.5km from the Application Site’s northern boundary at its nearest point.

The Dukes Meadow Drive passes to the south of the Application Site and separates the Application Site from the residential neighbourhood of Hanwell Fields. The B4100, Warwick Road, passes along the western edge of the Application Site.

Two public rights of way pass through the Application Site. Public footpath Hanwell 6 passes diagonally through the Application Site from the B4100 on the western Application Site boundary to a point on the northern boundary approximately half way between Warwick Road and Gullicote Lane whilst a short section of public footpath Hanwell 7 passes through the Application Site’s north east corner.

The Application Site itself comprises an irregular shaped area of land comprising two agricultural fields including tree belts to the northern boundary and part of the south eastern boundary and a plot of land containing an uninhabited residential dwelling.
The Proposed Development is shown on Figures 3 to 6 and will comprise the following key components:

- Up to 350 new houses of mixed type and potentially including affordable housing
- Vehicular access from the Warwick Road and looped access road within the site
- Footpath/cycleway access to the Warwick Road
- Realignment and improvements to Warwick Road
- Strategic landscaping, green space and new open space
- Safeguarded corridors for integration and interconnectivity with the remainder of the North Hanwell Fields allocation
- Demolition of the dwelling, Briars Close
- Retention of the dwelling Broken Furrow and its curtilage which is adjoined on three sides by the application whilst providing safeguarded corridors for integration and interconnectivity should this property become available for redevelopment
- Necessary related engineering works for drainage, services and other works ancillary to the implementation of the scheme.

The purpose of EIA is to identify and assess the likely significant effects of the Proposed Development on the environment for both the construction and operational phases of the Proposed Development. This ES provides data to identify and assess any environmental effects resulting from the Proposed Development which are likely to be of significance and provides a description of the measures proposed in order to avoid, reduce or remedy, if possible, significant adverse effects.

The EIA Regulations stipulate that an ES should, where possible, identify, describe and assess the likely significant effects of a development on the environment. Therefore this ES identifies and assesses the likely significant effects of the Proposed Development in relation to both the construction and operational phases of the Proposed Development. Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement.
FIGURE 4: BUILDING HEIGHTS PARAMETER PLAN
FIGURE 5: ACCESS PARAMETER PLAN
FIGURE 6: GREEN INFRASTRUCTURE PARAMETER PLAN
Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions with a Proposed Development are known as cumulative effects. There are two main types of cumulative effect:

• Combined effects on a particular receptor or individual effects from the Proposed Development, for example, noise, dust and visual effects; and

• Effects from several developments, which individually might be insignificant, but when considered together there could be a significant effect.

The likely effects of the Proposed Development together with the developments identified in Table 1 and shown on Figure 7 have been considered.

### CUMULATIVE EFFECTS

<table>
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<tr>
<th>Scheme</th>
<th>Location</th>
<th>Details</th>
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<tr>
<td>Remainder of BAN 5 allocation</td>
<td>Adjacent to Application Site</td>
<td>Area identified for residential development as part of BAN 5 allocation within the CDC Local Plan Pre-Submission Document</td>
</tr>
<tr>
<td>Land to the West of Warwick Road</td>
<td>Approximately 100m to the south-west of the Application Site</td>
<td>Screening and scoping opinion sought for up to 300 dwellings and associated development and possibly a community facility.</td>
</tr>
<tr>
<td>Land West of Bretch Hill (identified as BAN 3 allocation within the CDC Local Plan Pre-Submission Document)</td>
<td>Approximately 1km to the south of the Application Site</td>
<td>Screening and scoping opinion sought for up to 400 dwellings and associated community facilities.</td>
</tr>
<tr>
<td>Land at Hardwick Farm, Southam Road (identified as BAN 2 allocation within the CDC Local Plan Pre-Submission Document)</td>
<td>Approximately 1.8km to the east of the Application Site</td>
<td>Site identified for up to 800 dwellings within the CDC Local Plan Pre-Submission Document</td>
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**TABLE 1**
FIGURE 7: SCHEMES CONSIDERED IN THE ASSESSMENT OF CUMULATIVE EFFECTS
An assessment of the likely significant socio-economic effects of the Proposed Development has been undertaken.

There is likely to be a number of construction jobs generated during the construction phase of the Proposed Development which is considered to be a major beneficial effect.

The Proposed Development will provide up to 350 residential dwellings which at an average household size of 2.45 will accommodate 858 people. The development of 350 new dwellings in a mixture of types and tenures is considered to be a major beneficial effect as it will contribute to meeting the housing requirement of Banbury.

It has been identified that sufficient capacity is available within existing educational facilities to accommodate the school aged children likely to be generated by the Proposed Development. Sufficient open space will be provided within the Proposed Development in line with CDC’s requirements.

Overall it is considered that the Proposed Development will not give rise to any significant adverse effects whilst delivering up to 350 new residential dwellings.

The Application Site was surveyed in August 2012 based on extended Phase 1 methodology as recommended by Natural England. In addition, a general appraisal of faunal species was undertaken to record the potential presence of any protected, rare or notable species, with specific surveys conducted in respect of bats, Badger, reptiles and breeding birds.

The Application Site itself is not subject to any statutory or non-statutory nature conservation designation, and no statutory nature conservation designations are located within 10km of the site. The nearest non-statutory designation is Fishponds Wood Local Wildlife Site (LWS) located approximately 0.5km to the north. This LWS and all other ecological designations in the local area are well separated from the Application Site, such that no adverse effects are anticipated.

The woodlands, lines of trees, ditch and hedgerows within the Application Site are considered to be of moderate/low ecological value at the site/local level, and will be largely retained and protected under the proposals, with the exception of several small losses to facilitate development. The remaining habitats within the site are either species-poor, and/or intensively managed, and composed of common and widespread species such that these habitats
are of low/negligible ecological value. No significant effects on habitats are anticipated.

False Virginia Creeper and Cotoneasters are present within the site. Accordingly, safeguards will be implemented, where practical, to avoid the spread of these species throughout the site and off-site.

The habitats within the Application Site provide limited opportunities for bats, Badger, reptiles, common birds and Stag Beetles, and therefore the following mitigation/precautions are to be implemented:

- **Bats.** A maternity roost for Brown Long-eared bats and potentially summer roosts for a small number of individuals of Common Pipistrelle and Myotis sp is present within one of the existing buildings.

- **Badgers.** A main sett and annex sett were recorded within the Application Site. Both setts will be retained within the Proposed Development and appropriate measures undertaken to safeguard Badgers will be implemented during construction.

- **Reptiles.** The grassland areas within the Application Site provide some limited sub-optimal habitat for reptiles, and accordingly individual common reptiles may occasionally be present. A precautionary habitat manipulation exercise will therefore be implemented in order to safeguard any reptiles that may occasionally utilise this habitat.

- **Birds.** Common birds may use habitats within the site for nesting, and as all wild birds receive protection whilst nesting, in order to avoid a potential offence clearance of nesting habitat will be undertaken outside of the bird nesting season (i.e. outside March to August inclusive) where feasible. New landscape planting will ensure long-term nesting opportunities for birds are secured if not enhanced.

- **Stag Beetles.** Given that the habitats within and
ECOLOGY & NATURE CONSERVATION

adjacent to the Application Site exhibit potential for Stag Beetle, suitable measures will be undertaken during site clearance to safeguard this species.

• In summary, no significant effects on any protected species are anticipated.

In conclusion, based on the evidence obtained from detailed ecological survey work and with the implementation of the safeguards/mitigation, there is no reason to suggest that any ecological designations, habitats of nature conservation interest or any protected species will be significantly affected by the Proposed Development.

LANDSCAPE & VISUAL

The Application Site is not within or covered by any statutory landscape designation. However, the Application Site is located within the Ironstone Downs Area of Great Landscape Value (AGLV) local plan designation.

Retention of the majority of the existing landscape features such as trees and hedgerows on the Application Site as an integral part of the Proposed Development together with the enclosed nature of the Application Site would limit the effects of the Proposed Development on the character of the wider landscape and the Application Site itself. It is considered that the effect of the Proposed Development on landscape character would not be significant and that over time the Proposed Development would increasingly be perceived as an integral part of the Banbury urban area.

The majority of the existing landscape elements and features on the Application Site would be retained and integrated into the Proposed Development. Though there would inevitably be a certain loss of trees and hedgerows, primarily to provide access, these losses would be mitigated by new planting within the open spaces that form a Green Infrastructure framework.

The Application Site benefits from a high degree of physical and visual enclosure provided by substantial
boundary hedgerows and tree belts. Retention of these elements and features as part of the Proposed Development together with the screening and filtering effect of land form and vegetation in the intervening landscape between the Application Site and a particular receptor greatly restrict views into the Application Site, and consequently of the Proposed Development.

Except for views from the two existing public rights of way that pass through the Application Site, it is considered that there would be no significant visual effects. The significance of these views would reduce over time through the growth of planting.

Landscape mitigation measures, including the retention of existing hedgerows and tree belts along the Application Site boundary will integrate the Proposed Development into the surrounding landscape and to provide visual screening when viewed from the surrounding landscape.

In summary, the Proposed Development is considered to be appropriate to the setting and landscape character of the site, and offers suitable landscape mitigation measures in terms of visual amenity.

An assessment of the likely transport effects of the Proposed Development has been undertaken. The following effects have been assessed for one existing road link in the vicinity of the Proposed Development:

- Severance;
- Driver stress and delay;
- Pedestrian amenity and delay;
- Cyclist amenity and delay;
- Fear and intimidation; and
- Exceptional loads.

The baseline conditions, both for the present and the future, have been assessed in terms of the above effects. Severance has been classed as slight whilst driver stress is currently moderate. Both pedestrian and cyclist delays are low, whilst their amenity is classed as excellent. The level of fear and intimidation is classed as low.

The likely significant effects of the Proposed Development on traffic and transport have been assessed. The assessments concluded that the level of severance, driver stress, pedestrian and cyclist delay and amenity will remain the same with the addition of the Proposed Development. The
A qualitative assessment of the likely significant effects on local air quality from the construction phase of the Proposed Development has been carried out based on the appropriate construction assessment procedure. This showed that the Proposed Development is considered to be a Medium Risk Site for demolition and a High Risk Site for earthworks, general construction activities and trackout (of dust). However, through good site practice and the implementation of appropriate construction mitigation measures, the effects of dust releases will be reduced and excessive releases prevented. The overall residual effects of the construction phase of the Proposed Development on air quality are considered to be negligible and the cumulative effects are considered to be of minor adverse significance, if the construction phases of the other developments considered overlap.

A qualitative assessment of the potential effects of emissions from vehicles and plant associated with the construction phase has also been carried out. The overall residual effects of these emissions are considered to be minor adverse, and the cumulative effects are also considered of minor adverse significance, if the construction phases of the other developments considered overlap.

effect of the Proposed Development on all effects except driver stress and delay have been classed as neutral, whilst there is likely to be a minor adverse effect on driver stress and delay.

No off site mitigation measures are proposed with the exception of a footway along Warwick Road, to connect with the footway on Dukes Meadow Drive.

It is therefore concluded that planning permission for the Proposed Development should not be refused on transport grounds.
In addition, a quantitative assessment of the potential effects during the operational phase was undertaken using ADMS-Roads to predict the changes in NO2 and PM10 concentrations that would occur due to traffic generated by the Proposed Development and ascertain the exposure of future residents to air pollution.

The results show that the Proposed Development would cause a small to imperceptible increase in NO2 concentrations and an imperceptible change or no change in PM10 concentrations. The Proposed Development would not cause any exceedences of the statutory objectives at existing and new receptors.

According to the EPUK assessment significance criteria the effect of the Proposed Development is considered to be negligible for NO2 and negligible to neutral for PM10. The cumulative effect on operational traffic emissions from the Proposed Development and other nearby proposed developments is also considered to be of negligible significance for NO2 and negligible to neutral for PM10.

With appropriate construction mitigation measures in place, it is considered that the Proposed Development will comply with national, regional and local planning policy for air quality.

The dominant noise source at the Application Site is road traffic from the B4100 Warwick Road and Dukes Meadow Drive.

A qualitative assessment of noise and vibration during the demolition and construction phases has been undertaken. The assessment has highlighted potential processes that may result in noise and vibration disturbance.

Noise from demolition, construction and operational road traffic on the surrounding road network is predicted to result in a negligible effect in the short-term and in the long-term.

An assessment of the suitability of the site for residential development has shown that acceptable internal noise levels can be achieved with suitable glazing and ventilation specifications and acceptable external noise levels can be achieved through suitable plot orientation.

When considering the Proposed Development in conjunction with the other known potential development sites in the surrounding area it is considered likely that cumulative construction activities will result in a negligible to moderate adverse effect if current Best Practicable Means are adopted on other surrounding sites.
The cumulative assessment has also shown that operational noise from combined road traffic activity would result in a negligible to moderate adverse effect in noise on the surrounding roads in the short-term and a negligible effect in the long-term.

The cumulative assessment has shown that no additional mitigation measures are necessary in order to provide suitable external and internal conditions.

The Application Site is located within flood zone 1 and assessed as having less than a 1 in 1000 (0.1%) annual probability of flooding from fluvial sources. The National Planning Policy Framework confirms that all types of development are appropriate in this location.

A surface water drainage strategy has been prepared which is based on sustainable drainage principles in accordance with best practice and provides a number of treatment stages to reduce and mitigate effects on existing water quality from run off from the Proposed Development. Permeable paving will be provided which will be designed to control the passage of potential contamination of the existing groundwater.

The Proposed Development includes surface water balancing areas to reduce flows before discharging from the Proposed Development at the existing runoff rate. Climate change has been included within the balancing facilities. The effect on flood risk following implementation of these mitigation measures is considered to be negligible.

HYDROLOGY DRAINAGE & FLOOD RISK
The underlying ground conditions beneath the Application Site are identified as Marlstone Rock Formation over Whitby Mudstone Formation.

Available historical mapping has indicated that the Application Site has been in use for agricultural purposes since at least the late 1880’s and has been in its current layout since then. The un-occupied building on the Application Site was not present until the mid-1950.

Significant potential receptors identified include:

- Construction workers, maintenance workers and current and future Site users who may be exposed to on-Site contamination;
- Groundwater; and
- The built environment including potable supply pipes and building foundations.

Significant potential pathways identified include:

- Direct contact with contaminated soil and groundwater (dermal contact and/or ingestion);
- Inhalation of volatile vapours, bulk gases and/or contaminated dust;
- Groundwater; and
- The built environment including potable supply pipes and building foundations.

Significant potential pathways identified include:

- Direct contact with contaminated soil and groundwater (dermal contact and/or ingestion);
- Inhalation of volatile vapours, bulk gases and/or contaminated dust;
Ingestion/consumption of contaminated vegetables;

Leaching of contaminants from soils and migration through the unsaturated zone to groundwater; and

Lateral and vertical migration of groundwater through permeable strata.

Significant potential sources of contaminants identified include:

The potential historical use of Persistent Organic Pollutants (pesticides and herbicides);

Fly tipped material which may contain unknown contaminants;

The nature and extent of Made Ground is currently unknown, though it is considered likely to be only limited in extent;

Potential for asbestos containing materials to be present due to age of existing building on-site; and,

Construction plant or future vehicle use on Site which may potentially contaminate soils or groundwater.

Proposed mitigation measures include and are not limited to:

Undertaking an intrusive investigation and risk assessment to assess the actual contamination and geotechnical characteristics of the Site;

Compilation of a site specific CEMP;

Appropriate use of site working practices, hygiene requirements and PPE during construction and maintenance;

Appropriate site drainage including use of interceptor systems in areas where motor vehicles are used; and,

Appropriate remediation and validation of any identified contamination.

Implementation of the guidance detailed in Water Regulations Advisory Scheme (WRAS): Should contaminants be identified, the Selection of Materials for Water Supply Pipes to be Laid in Contaminated Land (WRAS 2002) will be followed during the redevelopment of the Site to ensure pipe materials will not allow ingress of potential contaminants.
Residual effects during construction, operation have all been assessed as negligible significance, based upon the above mitigation measures being implemented appropriately.

The proposed mitigation methods aim to remove either the source of contamination or pathway of contaminant migration, thus removing the potential for harm to the identified receptors.

An assessment of the likely significant effects of the Proposed Development on heritage assets has been undertaken. No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites issued by the Secretary of State for Culture, Media and Sport are situated within the Application Site or its immediate vicinity.

There are no Scheduled Monuments or Listed buildings [both statutory] within the Application Site, although Listed buildings are present within Hanwell Conservation Area. There are no sites on the non-statutory English Heritage Register of Parks and Gardens or Battlefields Register within the Application Site or its immediate vicinity.

Hanwell Conservation Area is located approximately 360m north of the Application Site, which includes the Grade I Listed Church of St Peter and the Grade II* Listed Hanwell Castle as well as eight Grade II Listed buildings/Groups of buildings. Hanwell Conservation Area comprises the historic village settlement of Hanwell as well as Hanwell Castle and extant associated grounds.

The value of the Conservation Area is mainly derived from the key elements within it, including the Grade I Listed church, the Grade II* Listed Castle, and the earthworks associated with the castle. Elements of setting which make a positive
contribution to the value of Hanwell Conservation Area comprise agricultural land, which enables its origins as a rural settlement to be understood, in particular the agricultural land which immediately surrounds it. Due to a lack of a visual relationship, and the distance between the two, the main area of the Application Site is not felt to make a positive contribution to the value of Hanwell Conservation Area.

Drayton Conservation Area is located c. 570m south-west of the Application Site. Drayton Conservation Area includes the Grade II* Listed Church of St Peter, as well as Grade II Listed buildings. Drayton Conservation Area comprises the historic village settlement of Drayton as well as agricultural land defined as ‘Village Setting’.

The value of Drayton Conservation Area is mainly derived form heritage assets within it, including the Grade II* Listed Church and other Listed buildings. Elements of setting which make a positive contribution to Drayton Conservation Area comprise adjacent agricultural land, which enables its origins as a rural settlement to be understood. Due to the lack of any strong visual relationship and the distance from the Application Site to Drayton Conservation Area, agricultural land within the Application Site is not deemed to make a positive contribution to the value of the Conservation Area.

Development will require the removal of small parts of hedgerows of low value. However, the wooded belt along the northern area of the Application Site will be retained which will screen views from Hanwell Conservation Area.

It is not anticipated that the proposed development will result in changes to the significance of Hanwell Conservation Area or Drayton Conservation Area. As such there will no change to the value of these assets.

Prior to construction a programme of further archaeological survey/mitigation will be agreed with Oxfordshire County Council to ensure that an appropriate archaeological strategy is implemented.
CONCLUSION

This ES demonstrates that there are no overriding environmental constraints which would preclude the Proposed Development.

The design of the Proposed Development has taken account of the likely significant environmental effects and where necessary, mitigation measures form an integral part of the Proposed Development to ensure that the environment is suitably protected.

AGRICULTURAL CIRCUMSTANCES

The Application Site comprises predominately of agricultural land comprising mostly of Grade 3a with patches of Grade 2 and Grade 3b. The Application Site is occupied by one agricultural business.

The loss of approximately 17.2 hectares of “best and most versatile agricultural” land comprises a moderate adverse significance of effect. While there will be an effect on the agricultural business this is considered to be of minor adverse significance as following the loss of this land the farm will still remain viable.