

## 19. Summary of Effects and Residual Environmental Effects

- 19.1 This Chapter is an addendum to the previously submitted Chapter 19, prepared as part of the outline planning submission (ref. 21/03522/OUT) in October 2021. This addendum should be read in conjunction with the original chapter.
- 19.2 It provides a summary of the effects and residual environmental effects for the chapters updated as part of the addendum application.
- 19.3 Since submission of the Application, an application at Land East Of Hill Rise Woodstock has been submitted (ref. 22/01715/OUT). We note this is not an allocated site and there is no indication as to whether it will be granted. In any case it has been assessed within the Addendum Transport chapter.
- 19.4 For clarity, those chapters are:
- Chapter 6 – Socio-Economics
  - Chapter 7 – Transport and Movement
  - Chapter 8 – Ecology
  - Chapter 9 - Ancient Woodland and Veteran Trees
  - Chapter 11 – Flood Risk and Drainage
  - Chapter 16 – Archaeology
  - Chapter 17 – Landscape and Visual Impact Assessment
  - Chapter 18 – Health Impact Assessment
- 19.5 The Council specified within its Scoping Response dated 9 April 2020 that consideration should be given to the cumulative impact of development from the PR development sites. We therefore consider the PR development sites to be a relevant and appropriate list of schemes to assess the cumulative impacts against – this being what each chapter considers in its assessment. We have set out the full list of the other PR sites below:

<b>PR Site</b>	<b>Site Address</b>	<b>No. of Homes</b>
PR6a	Land East of Oxford Road	690
PR6b	Land West of Oxford	670
PR6c	Land at Frieze Farm (reserved site for replacement Golf Course)	N/A
PR7a	Land South East of Kidlington	430
PR7b	Land at Stratfield Farm	120
PR8	Land East of the A44	1,950

### **Socio-Economics**

- 19.6 The Socio-Economics Chapter (Chapter 6) maintains the findings of the originally submitted chapter in relation to both construction and operational impacts, with the exception of the residual impact in relation to operational social infrastructure. The updated impact on operational social infrastructure is set out below:

#### *Construction Phase*

- 19.7 The amendments have been considered and no changes are considered necessary.

*Operational*

19.8 Social Infrastructure impact changed from 'minor adverse' to 'minor positive'.

*Cumulative Position*

19.9 The cumulative position has been assessed in line with the agreed cumulative schemes set out at paragraph 19.5.

**Transport and Movement / Framework Travel Plan**

19.10 The Transport and Movement / Framework Travel Plan (Chapter 7) maintains the original conclusions of the ES Chapter and emphasises that the evidence provided in the Technical Note does not materially affect the conclusions reached to date from a transport perspective from a construction or operational perspective. To this end, it remains Vectos' view that the Proposed Development will:

- Not have a severe residual cumulative impact on the adjacent transport network, from a NPPF perspective;
- Not introduce a significant road safety issue, from a NPPF perspective; nor,
- Have a negligible residual effect that would be Negligible and Insignificant, from an ES perspective.

*Construction Phase*

19.11 The amendments have been considered and no changes are considered necessary.

*Operational*

19.12 The amendments have been considered and no changes are considered necessary.

*Cumulative Position*

19.13 The cumulative position has been assessed in line with the agreed cumulative schemes set out at paragraph 19.5, as well as 'Land East Of Hill Rise Woodstock' which was also considered as a cumulative scheme within the addendum Transport Note.

**Ecology**

19.14 The effects of the Ecology Chapter (Chapter 8) have been split into the construction phase and the operational stage. As the addendum confirms that the findings of the original Chapter 8 remain valid, the addendum residual effects are therefore maintained, set out below for clarity. Based on the assessment, it is considered that neither the construction nor operational phases of the development would contribute to any cumulative/in combination adverse effects arising from developments in the local area.

*Construction Phase*

19.15 The potential effects of the construction phase are limited to potentially significant effects to the disturbance of protected faunal species. However, it is considered that these effects could be fully mitigated for, resulting in negligible/non-significant residual effects.

- 19.16 Based on the assessment, it is considered that the construction phase of the development would not contribute to any cumulative/in combination construction effects arising from developments in the local area.

*Operational*

- 19.17 The potential effects of the completed development are limited to potentially significant effects to disturbance of roosting bats. However, it is considered that these effects could be fully mitigated for, such that adverse cumulative/in combination operational effects would not occur.

*Cumulative Position*

- 19.18 The cumulative position has been assessed in line with the agreed cumulative schemes set out at paragraph 19.5, and recommends appropriate mitigation measures to ensure adverse effects do not occur.

**Ancient Woodland and Veteran Trees**

- 19.19 The Ancient Woodland and Veteran Trees (Chapter 9, section 8) addendum confirms that the conclusions of the assessment, as set out in respect of the Application in ES Chapter 9 section 8, remain valid and applicable to the revised proposals.

- 19.20 In summary, no significant adverse impacts are expected to befall Irreplaceable Habitats comprising Ancient Woodland and Veteran Trees subject to the normal requirements for safeguarding relevant features, which will be secured via appropriate planning conditions.

- 19.21 For reference, we have provided a summary of the assessment below.

*Construction Phase*

- 19.22 The Direct Impacts of the Development Proposal upon Ancient Woodland are assessed to be of negligible magnitude with no adverse effect for the construction phase.

- 19.23 Indirect Impacts upon Ancient Woodland are all also assessed to be of negligible magnitude with no adverse effect for the construction phase.

- 19.24 The proposed creation of an additional 3.5ha of native broadleaved woodland is an expansion of the contiguous woodland block of c. 20%. This is considered to be a significant and long-term beneficial outcome of the Proposed Development for the construction phase.

*Operational*

- 19.25 The Direct Impacts of the Development Proposal upon Ancient Woodland are assessed to be of negligible magnitude with no adverse effect for the operational phase.

- 19.26 Indirect Impacts upon Ancient Woodland are all also assessed to be of negligible magnitude with no adverse effect for the operational phase.

- 19.27 The proposed creation of an additional 3.5ha of native broadleaved woodland is an expansion of the contiguous woodland block of c. 20%. This is considered to be a significant and long-term beneficial outcome of the Proposed Development for the operational phase.

- 19.28 The change in land use from intensive agriculture to unimproved grassland within the veteran trees' biologically active space encapsulated by the buffer zone is a substantial beneficial effect of the Proposed Development.

*Cumulative Position*

- 19.29 This chapter looks at intra effects of the Proposed Development as the Ancient Woodland is impacted by the Proposed Development, rather than other PR sites. The assessment looks at the cumulative impacts of the Proposed Development on the Ancient Woodland / Veteran Trees.

**Flood Risk and Drainage**

- 19.30 The Flood Risk and Drainage (Chapter 11) addendum confirms no additional likely significant effects have been identified since the submission of Chapter 11 of the ES Chapter and the sensitivity of each receptors, magnitude of each impact and significance of each effect remains the same throughout the report.

*Construction Phase*

- 19.31 The amendments have been considered and no changes are considered necessary.

*Operational*

- 19.32 The amendments have been considered and no changes are considered necessary.

*Cumulative Position*

- 19.33 The cumulative position has been assessed in line with the agreed cumulative schemes set out at paragraph 19.5.

**Archaeology**

- 19.34 The Archaeology Assessment (Chapter 16) confirms the results of the evaluation indicate two main phases of archaeological activity on the Site. The first phase likely being a prehistoric phase and the second phase being characterised by ridge and furrow cultivation along with a number of field boundaries. Few finds were recovered from the topsoil or subsoil across the site, indicative of a lack of any concentrated activity.

- 19.35 The prehistoric activity is likely to be of local significance, while the later agricultural activity is of negligible significance. The results correlate well with those of the geophysical survey in terms of both negative areas and anomalies.

- 19.36 In summary therefore the results of the evaluation can be considered to have both validated and further clarified the conclusions of the ES, in demonstrating that the Site does not contain significant archaeological deposits and in demonstrating that the deposits within the Site can be considered to be of low or negligible value.

- 19.37 The development will have a Substantial impact on these Assets of Low Value indicating that (as previously suggested in the ES chapter) that the Development will have a Minor Adverse impact on the archaeological resource.

*Construction Phase*

19.38 The amendments have been considered and no changes are considered necessary.

*Operational*

19.39 The amendments have been considered and no changes are considered necessary.

*Cumulative Position*

19.40 This chapter looks at intra effects of the Proposed Development as the impact on archaeological remains comes from the Proposed Development, rather than other PR sites. The assessment looks at the cumulative impacts of the Proposed Development on archaeology.

**Landscape and Visual Impact**

19.41 The Landscape and Visual Impact (Chapter 17) addendum confirms that whilst there have been amendments to the design of the Proposed Development, it is concluded that the level of change and overall effect experienced by the originally assessed receptors would not change. No alterations are therefore made to the LVIA on the basis of the amendments.

*Construction Phase*

19.42 The amendments have been considered and no changes are considered necessary.

*Operational*

19.43 The amendments have been considered and no changes are considered necessary

*New Receptors*

19.44 The residual effects of the two new receptors, as requested by the Council, are set out below:

- Dolton Lane Bridleway - The overall effect of the Slight magnitude of change experienced by this Medium-High landscape receptor will be Minor Adverse at all stages. The cumulative baseline would have no change.
- Begbroke Ancient Woodland - The overall effect that results from this High sensitivity receptor experiencing a Negligible magnitude of change is judged to be Negligible at all stages. The cumulative baseline would have no change.

*Cumulative Position*

19.45 The cumulative position has been assessed by looking at the intra effects of the Proposed Development on the LVIA receptors.

**Health Impact Assessment**

19.46 The Health Impact Assessment (Chapter 18) addendum confirms the Chapter's original conclusions remain the same as the only changes have related to providing additional detail on the analysis, as requested by Oxfordshire County Council.

*Construction Phase*

19.47 The amendments have been considered and no changes are considered necessary.

*Operational*

19.48 The amendments have been considered and no changes are considered necessary

*Cumulative Position*

19.49 The cumulative position has been assessed in line with the agreed cumulative schemes set out at paragraph 19.5.

**Summary**

19.50 The inter scheme impacts have been assessed within the original chapter as well as the addendum chapter, as summarised above. While many of the impacts have not changed, we have set out the instances where these have changed and corresponding evidence for this change is provided in the appropriate chapter.

19.51 As well as considering inter scheme effects, we have considered intra scheme effects to understand the impacts within the Proposed Development. We would note that the Proposed Development will generate employment through the care home and it is a reasonable assumption that some of those employed within the Proposed Development may choose to move within the Proposed Development itself. We would also note the Community Hub which is proposed, this facility is to serve the people who live within the Proposed Development.

*Construction Phase*

<b>Chapter</b>	<b>Effect</b>
<b>Socio Economics</b>	<b>No Effect</b> – Unemployment, Housing, Social Infrastructure, Retail, Sports and Recreation Facilities. <b>High Positive</b> – Employment
<b>Transport and Movement / Framework Travel Plan</b>	<b>Negligible and insignificant</b>
<b>Ecology</b>	<b>Negligible/Non-significant</b>
<b>Ancient Woodland and Veteran Trees</b>	<b>Negligible magnitude with no adverse effect</b> – Ancient Woodland <b>New Woodland</b> - Significant and long-term beneficial outcome
<b>Flood Risk and Drainage</b>	<b>Negligible / Not significant</b>

<b>Archaeology</b>	<b>One minor effect, one minor or moderate effect and one moderate effect – Archaeology</b>  <b>Two negligible or minor effects and three minor effects – Historic Landscapes</b>
<b>Landscape and Visual Impact Assessment</b>	<b>Short term significant adverse</b>
<b>Health</b>	<b>No adverse Impact</b>

### Operational

<b>Chapter</b>	<b>Effect</b>
<b>Socio Economics</b>	<b>No Effect – Employment</b>  <b>Low Positive – Unemployment, Retail, Social Infrastructure</b>  <b>Medium Positive – Sports and Recreation Facilities</b>  <b>High Positive – Housing</b>
<b>Transport and Movement / Framework Travel Plan</b>	<b>Negligible and insignificant</b>
<b>Ecology</b>	<b>Negligible/Non-significant</b>
<b>Ancient Woodland and Veteran Trees</b>	<b>Negligible magnitude with no adverse effect – Ancient Woodland</b>  <b>New Woodland - Significant and long-term beneficial outcome</b>  <b>Substantial beneficial - Agricultural to unimproved grassland</b>
<b>Flood Risk and Drain</b>	<b>Negligible / Not significant</b>
<b>Archaeology</b>	<b>One minor effect, one minor or moderate effect and one moderate effect – Archaeology</b>  <b>Two negligible or minor effects and three minor effects – Historic Landscapes</b>

<p><b>Landscape and Visual Impact Assessment</b></p>	<p><b>Negligible significance</b> – fourteen of the landscape and visual receptors (now includes Begbroke Ancient Woodland)</p> <p><b>Significant beneficial effect</b> – two landscape and visual receptors</p> <p><b>Non-significant adverse effect</b> – give landscape and visual receptors (now includes Dolton Lane Bridleway)</p> <p><b>Significant long-term adverse effect</b> – Visual receptor group 2</p>
<p><b>Health</b></p>	<p><b>No adverse Impact</b></p>