

## **12.1 INTRODUCTION**

12.1.1 The Assessment has found that the proposed development would have few residual effects that are not capable of being appropriately mitigated and few effects of more than minor significance, whether adverse or beneficial, following appropriate mitigation. Major, moderate, significant adverse effects are limited to ecology and landscape and visual impacts.

12.1.2 The transport chapter states that minor adverse residual transport effects would arise during construction and post-completion through traffic flows and safety on Gavray Drive. These are mitigated by the proposals contained within the Travel Plan and the proposed Construction Environmental Management Plan (CEMP).

12.1.3 Effects on important ecological features are not considered to be significant with mitigation measures. The only exception to this is the rare arable weed flora associated with the arable farmland to the west of Langford Brook. Where not directly lost to the development, it is unlikely that these species can be retained in the public open space since they rely on annual ploughing/ground disturbance. It is therefore concluded that there will be a residual adverse effect which is significant at a Local level. Habitat creation, restoration and long term management will result in a beneficial effect. Measures to avoid or mitigate ecological impacts, and to restore and enhance the site's ecological interest to achieve a net gain in biodiversity, will be secured through the following mechanisms:

- Inherent mitigation embedded in the site layout;
- Ecological Construction Method Statement (ECMS);
- Construction Environmental Management Plan (CEMP);
- Wildlife sensitive lighting strategy;
- Ecological Management Plan (EMP); and
- Detailed soft landscaping proposals.

12.1.4 The assessment of the effects of the Proposed Development on cultural heritage shows that with a Specification for Archaeological Mitigation through trial trenching and archaeological ground monitoring the effect will be negligible or minor.

12.1.5 Application of measures within a Construction Environmental Management Plan (CEMP) will mitigate the potential adverse effects identified in relation to flood risk, surface water drainage and surface water quality during the construction of the Proposed Development. The potential effects identified pre-mitigation are all concluded to be retained or reduced to a status of posing 'very little change' from the baseline condition, and effectively presenting no demonstrable effect. Accordingly, all residual water resource environmental effects are

concluded to have a negligible magnitude of effect, and therefore not be considered significant.

- 12.1.6 For landscape and visual effects, a mitigation strategy has been identified to offset or reduce impacts through pro-active management (during the construction stage by way of a CEMP), the application of best national practice and inherent mitigation by design of housing layout, open space provision, retained and proposed vegetation. The most elevated visual effects would be experienced on footpaths within the site and would be at worst major/moderate adverse and significant. What indirect effects are experienced are predicted to diminish over the time of the proposed development through the maturity of the site setting and the effectiveness of mitigation measures. Long term effect will reduce and will not be significant in EIA terms over the lifetime of the proposed scheme.
- 12.1.7 Temporary visual effects during construction in combination with development at South East Bicester have been identified. No significant long term effects of the Proposed Development in combination with other development proposals are predicted.
- 12.1.8 Residual air quality impacts will be negligible and not significant, both during construction and once completed through the use of a CEMP that sets out methods to control dust and emissions during construction and sustainable travel measures by way of a Travel Plan.
- 12.1.9 The noise impacts generated by road traffic associated with the Site, indicates that associated effects will be neutral with the adoption of measures set out in a CEMP. With the inclusion of 2m high garden wall/fencing, together with the glazing and ventilation strategy residual effects at proposed residential dwellings will be Minor.
- 12.1.10 Collectively, across the construction and operational phase, the Proposed Development is expected to result in 23,054 tonnes CO<sub>2</sub>e. The magnitude of change is considered to be negligible following mitigation including use of a CEMP, Site Waste Management Plan and adoption of the latest Building Regulations.
- 12.1.11 No significant cumulative or interactive effects are anticipated to arise from the Proposed Development.