BLENHEIM ESTATE

HOMES

Land East of Park View Woodstock

Environmental Statement
Main Report

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Introduction

9.1 This chapter summarises the findings of the EIA. A comprehensive assessment has been undertaken of the potential environmental effects arising from the proposed development. Where possible, measures have been incorporated into the development proposals to prevent or reduce the potential for adverse environmental effects. These primary mitigation measures are an integral part of the design and were taken into account in the impact assessments. The primary mitigation measures are summarised in table 9.1.

9.2 Measures to help mitigate adverse effects identified during the assessment process have also been proposed for some of the environmental topics. These secondary mitigation measures largely, but not exclusively, relate to potential effects arising during the construction phase and are summarised in table 9.2.

9.3 The residual effects, i.e. the significant effects remaining after mitigation, are summarised in table 9.3. The measures envisaged for monitoring significant adverse effects are set out in table 9.4.

Design description / detail	Environmental issue addressed / avoided / reduced
32.73 ha of amenity greenspace, natural greenspace, parks and children's play areas will be provided. The play areas will be distributed across the site and will include a combined neighbourhood equipped area of play and local equipped area of play in the north east of the site, another local equipped area of play in the west of the proposed residential area and natural play areas. In addition, 0.48 ha of allotments and a community orchard will be provided in the north east of the site.	Minimised impacts on demand for existing amenity greenspace, natural greenspace, play areas and allotments.
The location and form of the built development have been carefully designed to minimise impacts on the setting of the Blenheim Palace World Heritage Site (WHS) through the provision of appropriate set backs. Development has also been set back from the west of the site to allow preservation of the scheduled monument, retention of the historic corridor including Heh Straet and retention of a viewpoint of interest from Shipton Road towards the WHS setting. The development has also been set back from the south of the site to retain an open semi-rural approach to Woodstock and the WHS setting.	Minimised impacts on views to and from the WHS and on its setting, on the setting of the scheduled monument and on the approach to Woodstock.
The massing, height and scale of the built development has been considered to respond to that of Woodstock and the ongoing development at Park View to the west of the site and the sensitivity of the WHS setting.	Minimised the potential for effects on the area's townscape character.
Connectivity between the proposed development, Woodstock and the wider countryside has been maximised through the provision of key footpath / cycle routes.	Ensured a sense of connectivity between existing and new development and the countryside.
The existing site boundary hedgerows, hedgerow trees and woodland belts will be retained, except for approximately 0.39 ha of woodland on the eastern boundary, which is to be removed for the access roundabout, and small sections of hedgerow (approximately 35 m) for footpath and cycle access to the A44 Oxford Road and Park View. Approximately 1.24 ha of new woodland planting and 120 m of new hedgerow planting are proposed to replace these losses. The latter will be planted to strengthen the south eastern corridor for ecological enhancement.	Minimised habitat loss and changes to views from vegetation loss.
New green infrastructure will be created to provide important natural greenspace, amenity space, allotments and community garden and play space, incorporating opportunities for ecological enhancement and sustainable drainage systems (SuDS). New areas of tree and structure planting are proposed, including informal woodland groups to the south and west of the development edge to help assimilate the development into the landscape from close proximity views from the south, south west and north west and to link to the site's opportunities for ecological enhancements with the wider network of habitats to the east and west.	Minimised impacts on views from the south, south west and north west and provided biodiversity enhancements.
New 3 m wide hoggin shared pedestrian / cycle paths are proposed to connect south eastwards and south westwards from the proposed residential development to the Bladon roundabout and the A44 Oxford Road respectively. A new 2 m wide circular hoggin path will be created around the edge of the proposed residential area. Additional 2 m wide hoggin paths run along the site's western and southern edges and connect westwards and southwards to the 3 m wide shared paths and pedestrian / cycle accesses into Park View. A mown path will be created through the greenspace in the west of the site. In addition, the following measures are proposed to improve pedestrian and cycle accessibility to the site: • A good level of street and path lighting will be provided • On-site roads will be designed to a 20 mph speed limit • Tactile and coloured surfacing will be used • Signage will be provided to direct pedestrians and cyclists to key facilities and places of interest	Facilitated pedestrian and cyclist accessibility to and from the site and reduced the potential for increased pedestrian severance and reduced pedestrian amenity associated with increased traffic on the local road network.

Design description / detail	Environmental issue addressed / avoided / reduced
• Cycle parking will be provided in accordance with Oxfordshire County Council's parking standards for new residential developments • Charging points and secure parking facilities will be provided communally for electric bicycles	
SuDS will be put in place as part of the proposed development, including infiltration basins, cellular soakaways, swales, rainwater gardens and permeable paving. Catchpits will be used to trap sediment in runoff. The proposed sustainable drainage techniques will accommodate the peak rainfall event for a 1-in-100 year storm with a 40% allowance for climate change.	Avoided the potential for an increase in surface water runoff from the site and effects on surface water and groundwater quality.
The proposed dwellings will be built to PassivHaus standards, which means that specific criteria will be achieved in relation to space heating energy demand, primary energy demand, airtightness and thermal comfort. Heating will be provided by ground or air source heat pumps and gas boilers will not be installed in the proposed dwellings. The dwellings will be fitted with photovoltaic panels to generate electricity. Electric vehicle charging points will be provided at each property and charging points and secure parking facilities will be provided communally for electric bicycles. To provide water-efficient dwellings, fittings and fixtures that use less than 105 litres of water per person per day will be specified at the detailed design stage, which aligns with Home Quality Mark level 4.	Minimised greenhouse gas emissions and vulnerability to climate change.
Table 9.1: Primary mitigation measures	

Potential effect	Mitigation	Implementation
	Community and social effects	
Increased demand for facilities and services, including education, healthcare, sports pitches and community facilities	Financial contributions will be made through a section 106 legal agreement towards a range of community facilities and services, including early years, primary school, secondary school and special school capacity, healthcare, sports pitches and community facilities, such as halls, indoor sports provision and libraries.	Blenheim Estate Homes
	Cultural heritage	
Loss of below ground archaeological remains during construction	A further stage of archaeological investigation will be undertaken in two distinct phases: strip, map and record of the allotment area that corresponds with the Late Iron Age / Roman occupation site in the north eastern corner and a watching brief of the road carriageway that will traverse a part of the area of low potential north of Blenheim Villa. Preservation by record, i.e. excavation, of any features uncovered, is a sufficient and policy-recognised form of mitigation to adequately mitigate the effect.	Blenheim Estate Homes and archaeologist
	All necessary and agreed archaeological mitigation work should take place at least four weeks in advance of the construction programme. The agreed areas for closer examination by either a watching brief or strip, map and sample exercise are to be agreed in consultation with Oxfordshire County Council's Planning Archaeologist. A detailed Written Scheme of Investigation (WSI) will need to be approved ahead of the groundworks.	
	In the unlikely event that additional features of archaeological interest are uncovered during construction outside of investigation areas, further appropriate surveys will be undertaken. In the first instance, Oxfordshire County Council's Planning Archaeologist will be informed and the methodology will be discussed and agreed.	
Harm to the setting of Blenheim Villa scheduled monument post-construction	With no further site investigations envisaged upon or in the immediate vicinity of Blenheim Villa, it is proposed to offer a range of alternatives to better reveal this monument and increase future public awareness. These have been discussed with Historic England on site and are endorsed in its pre-application response: • The site should be promoted as part of a heritage trail of Woodstock and its early origins. Successful applications utilise treasure hunt scenarios that explore the archaeology and history of the town and immediate environs, whilst positively exploring green open spaces around the town / proposed development site's perimeter • Production of a conservation management plan for the villa monument to gain approval for the best management principles to ensure future safeguarding as part of a successful landscape strategy that will see the site revert from being under arable cultivation to grassland • Erection of interpretation panel(s) to promote awareness of the Blenheim Villa site, countryside and wildlife of the area. A QR code could be present on the board(s) to allow ease of interaction with enhanced visualisation of how the villa site looked • Provision of information about the on-site heritage assets in welcome packs provided to new homeowners • Future engagement strategy with local interest groups and schools	Blenheim Estate Homes and archaeologist
	Landscape and visual effects	
Changes to views of the site	There is the potential that, during detailed design, building heights may reduce. The articulation of built form could further respect and respond to the townscape and wider landscape setting, with the sensitive orientation of buildings to reduce noise impacts and the location of taller buildings in less sensitive areas. Allowing for the retention of some views out towards the	Blenheim Estate Homes and design team

Potential effect	Mitigation	Implementation
	Blenheim Palace WHS boundary, Campsfield Wood and the countryside by orientation of streets, footpaths and green corridors will enhance the overall landscape structure throughout the site.	
	The design and style of the built form should make a positive contribution to the local distinctiveness of Woodstock and provide high quality design, which will enrich the local environment and create a sense of place.	
	Streetscapes and the public realm should enhance local distinctiveness and reinforce a sense of place. Proposals should include high quality design of streetscapes and create an attractive public realm.	
	Controlled use of colour and materials is recommended to minimise unnecessary or unintentional visual impacts in the wider landscape.	
	The design and access statement provides details of how biodiversity mitigation measures should be incorporated into the detailed design of the green infrastructure to create an enriched ecological environment. Opportunities for further enhancement include tree planting within open spaces to the north and east and along principal routes through the proposed development, as well as hedgerow, woodland and shrub planting. The southern area of the site can be designed to enhance the setting of the Blenheim Vila scheduled monument within the open space and sensitively manage the Blenheim Palace WHS setting with wide expanses of wildflower meadow and a few areas of scattered tree planting, while maintaining the rural approach into Woodstock. This should have the effect of integrating the development into the wider landscape.	
	Any adverse impacts of lighting can be avoided by detailed development control. Careful consideration will be given to the height and type of street, amenity and building lighting to reduce night time effects. Planting should be used to help filter the lighting, reducing its visual impact in the wider landscape.	
Natural heritage		
Effects on ecological receptors during construction	A construction method statement (CMS) will be produced, with input from a professional ecologist, subject to a planning condition and approval by Cherwell District Council. It will describe the ecology mitigation works that will precede and accompany the construction phase of the proposed development.	Blenheim Estate Homes and ecologist
Damage to retained habitats during construction	Protective fencing, such as Heras fencing, will be installed prior to any clearance or construction work at the site around retained semi-natural habitats (including woodland, hedgerows and grassland). Fencing around individual trees and hedgerows will provide a root protection zone in accordance with BS 5837. Standard pollution prevention measures will be implemented during the construction phase, such as those set out in Defra and the Environment Agency's (2019) *Pollution Prevention for Businesses* guidance to ensure habitats are protected from pollution during construction.	Contractor
Loss of woodland during construction	New areas of native broadleaved woodland will be planted to the south of the main access in the east of the site and to the south and west of the proposed residential area. This will enhance commuting and foraging networks south east to north west for a range of species, including bats, other mammals, reptiles, birds and invertebrates. Retained woodland will be enhanced through native scrub planting along the southern and western edges and infill tree planting within the woodland. This will strengthen the existing wildlife corridor formed by the woodland, particularly to the north and west, for a range of species.	Blenheim Estate Homes
Loss of hedgerows during construction	The small lengths of hedgerow that are to be lost will be reinstated through new hedgerow planting along the south eastern boundary adjacent to the off-site residential property. The hedgerow will be native and species-rich and will enhance habitat connectivity between hedgerow H1 and the woodland. The proposed development will also incorporate hedgerow planting in and around the built development and the more landscaped public open space areas, with these hedgerows typically being native, single species hedgerows where possible. The approximate total length of planted hedgerows will be 120 m. The	Blenheim Estate Homes

Potential effect	Mitigation	Implementation
	retained hedgerows will be enhanced through infilling and bulking out with native tree species. Grassland and species-rich ground flora will be sown along the margins. The hedgerows will enhance commuting and foraging networks for a range of species.	
Disturbance of badgers during construction	Heras fencing will be provided at appropriate distances from the setts to protect badgers and the setts from construction vehicles. The fencing will encompass the habitats surrounding the setts in all directions and will be open at either end to ensure badgers have a commuting corridor between the setts and to the wider area. A pre-construction badger survey will be undertaken to check there has been no expansion or relocation of the setts closer to the residential development area.	Contractor and ecologist
	A precautionary method statement, which will include supervision of works by an ecological clerk of works, will be produced to ensure that works between 15 m and 30 m of the badger setts do not impact the setts. If, at any stage, any disturbance to the badger setts is considered likely, works will cease and a badger licence will be sought from Natural England to allow them to proceed.	
	The following badger protection measures will be put in place through the CMS during construction to protect them from accidental killing or injury as a result of entrapment: • Where possible, all trenches, pits and other diggings at the site will be sealed before nightfall. Where these must be left overnight, they should be completely covered with boards, or an escape ramp should be provided using boards or suitably compacted earth • All pipework and ironworks larger than 35 mm will be sealed or covered overnight • Alternatively, such trenches, pipes or other workings may be fenced off to prevent badgers coming into contact with them	
Loss of habitats used by foraging and commuting badgers during construction	The proposed development will result in the enhancement of the woodland and hedgerow networks at the site, as well as new woodland, hedgerows, scrub and native wildflower meadow. These will provide good opportunities for badger commuting and foraging across the site.	Blenheim Estate Homes
Harm to bats during felling of trees with low to moderate bat roost potential during construction	For trees with moderate potential, a tree climbing survey and / or two emergence / re-entry surveys will be undertaken prior to felling to determine whether any bat roosts are present. If evidence of roosting bats is discovered within the tree, an appropriate European protected species mitigation licence for the loss of the roost will be applied for from Natural England. Any mitigation required under this licence, such as the installation of a replacement roost in the form of bat boxes, will be followed. Trees with low potential will be soft-felled under the supervision of a licensed bat ecologist.	Contractor and ecologist
Loss of habitats used by bats during construction	New areas of native broadleaved woodland will be planted either side of the main access in the east of the site and to the south and west of the residential area. This will enhance and provide high quality commuting and foraging networks for bats, as well as potential roosting features once the woodlands have become established (minimum of 15 years).	Blenheim Estate Homes
	The small sections of hedgerow to be lost for the access roads and paths will be minimal and unlikely to disrupt bat activity and these hedgerows will be enhanced by filling and bulking out with native tree species. New hedgerows will also be created, providing new foraging and commuting opportunities for bats. Together, these hedgerow networks will create good quality foraging and commuting habitats for bats once established (likely to be within five years).	
	As an enhancement, roosting opportunities will be provided through a minimum of 15 integrated bat boxes within the new dwellings and at least 10 bat boxes on trees in the retained and newly created woodland south and west of the residential area.	

Potential effect	Mitigation	Implementation
	Their positioning will be advised by an ecologist and approximate locations will be identified in the landscape environmental management plan (LEMP).	
Disturbance of bats by increased lighting during construction	Lighting will be sensitively used during the construction of the proposed development along and around the features of value to bats, to minimise disruption through habitat degradation and abandonment of roosting sites. Lighting will face directly downwards or away from the site boundaries, using directional shields where required. Particular care will be taken to minimise light spill onto the retained and newly created vegetation. Reference will be made to good practice guidance, such as the Bat Conservation Trust and Institute of Lighting Professionals (2018) *Guidance Note 08/18 – Bats and artificial lighting in the UK.*	Contractor
Disturbance of dormice during construction	Precautionary measures will be adopted during the clearance of the small lengths of hedgerows H1 and H2 and the area of woodland at the eastern boundary. A non-licensed precautionary method statement will be prepared, outlining timings of works and the sensitive removal of suitable habitat to prevent the killing or injury of dormice. Following the lighting measures prescribed above for bats will minimise disruption to dormice from habitat degradation during construction.	Contractor and ecologist
Loss of habitat used by dormice during construction	A minimum of 10 dormouse nest boxes will be provided within the retained woodland. Their positioning will be advised by an ecologist. The habitat creation and enhancement will improve connectivity across the site and to the wider landscape and will create good quality foraging and commuting habitats for dormice once established.	Blenheim Estate Homes
Harm to reptiles during construction	Given the small areas of suitable terrestrial habitat proposed to be removed, a phased approach will be undertaken to vegetation clearance, rather than a trapping and translocation exercise. Vegetation clearance will take place outside the hibernation period (i.e. from March to October, depending on the weather) and, where applicable, in accordance with the dormouse precautionary method statement. A precautionary method statement will be prepared (forming part of the CMS), outlining the timings of works and the sensitive removal of suitable habitat to prevent the killing or injury of reptiles.	Contractor and ecologist
	The first stage will be for an ecologist to advise the contractor on the areas of suitable reptile habitat at the site. This will then need to be strimmed down to a height of approximately 10-15 cm. The second stage will be undertaken at least two days later and will involve further strimming down to 5 cm and, in highly suitable areas, stripping the turf to make the habitat unsuitable for reptiles. This mitigation strategy can only be adopted in suitable weather conditions when reptiles are considered to be active.	
	If vegetation clearance is proposed in the winter (November to February), when reptiles are hibernating, then the focus would be on avoiding harm to reptiles by avoiding clearance of materials that reptiles could use for hibernation purposes, such as rubble piles / bunds and hedgerow bases where gaps are present. An appointed ecologist will advise the contractor what vegetation and material can and cannot be cleared during the hibernation period.	
Loss of habitat used by reptiles during construction	The creation of new wildflower grassland, rough grassland and scrub and enhancement of retained habitats will significantly enhance the site for reptiles and provide greater connectivity, both within the site and to the wider landscape. Arisings from hedgerow and woodland removal will be used to create log and brash piles close to new and retained hedgerows, scrub and woodland to create refugia for reptiles. The measures will also benefit other reptile and amphibian species, should they move into the site from surrounding habitats in the future.	Blenheim Estate Homes
Disturbance of breeding birds during construction	Standard precautions will be taken during clearance works to avoid impacts to nesting birds. These will include carrying out vegetation clearance outside the bird breeding season (March to August inclusive). It may be possible for a suitably experienced ecologist to search vegetation for nesting birds prior to clearance, allowing vegetation clearance within the breeding season if necessary. If nesting birds are found, the nest and a suitable buffer area would need to be retained until any young have fledged or the nest is otherwise disused.	Contractor and ecologist

Potential effect	Mitigation	Implementation
Loss of habitat used by breeding birds during construction	Creation of new habitat, such as hedgerows, scrub and woodland, as described above, will provide new areas of habitat for general bird species. In addition, newly created areas of native wildflower meadow and rough grassland will provide enhanced foraging habitats for a range of bird species.	Blenheim Estate Homes
Loss of skylark territories from the site during construction	It is unlikely that suitable measures can be provided within the proposed development to mitigate the loss of skylark territories adequately, as this species requires open ground to breed. Therefore, provisions for this species will be implemented through the creation of skylark plots within arable land elsewhere within Blenheim Estate's wider landholding. This will provide open areas for skylark to forage in, even once the main crop has become dense in the latter part of the growing season. A shift to types of crop known to be more favourable for skylark, such as growing spring-sown cereals instead of oilseed rape, should also be considered. This is likely to increase the numbers of skylark present in arable farmland areas off site, as well as increasing the reproductive success of these populations, mitigating for the loss of the resource on site.	Blenheim Estate Homes
Effects on ecology	A LEMP will be produced to describe habitat creation works that will precede or accompany the construction phase of the proposed development. It will also detail habitat management and monitoring works that will follow the completion of construction.	Blenheim Estate Homes and ecologist
Effects on habitats from poor management post-construction	The retained and created hedgerows will be managed to maintain their biodiversity value through strategic cutting to improve and maintain their shape and size. A maximum of one-third of the hedgerow network will be trimmed in any one winter, which will allow flowering and fruiting across the majority of the hedgerows each year. The newly created woodland areas and infill tree planting of retained areas will be managed to ensure that the newly planted trees become established to provide a benefit to biodiversity.	Management company
	A mowing regime will be established for the grasslands, including the native wildflower meadows and rough grasslands, which will ensure their biodiversity value is maintained. Areas will be set aside that are to be left uncut, which will be changed to a rotational basis. This will provide continual cover and resources of rough grassland for various species, including reptiles, small mammals and invertebrates. Amenity grassland identified within the public open space areas will be managed as such. Any arisings will be removed from the site and there will be no use of herbicides or fertilisers in the grassland areas.	
	Access will be restricted within certain areas of grassland to maintain their value and prevent disturbance to wildlife. This will be enforced through clearly identifiable hard substrate and mown footpaths. The nature of the grassland (rough uncut) will also discourage regular use by pedestrians.	
Disturbance of badgers post-construction	On completion of the development, the existing fence marking the edge of the northern and north eastern band of woodland will be retained and scrub will be planted around the areas closest to the badger setts to create a wider buffer between the setts and publicly accessible areas. This will significantly reduce the likelihood of badgers being disturbed by people and dogs.	Blenheim Estate Homes
Effects on bats from increased lighting post-construction	The woodland, hedgerow and grassland management regime set out above will maintain habitat corridors for commuting and foraging bats. A sensitive lighting strategy will be produced and agreed with Cherwell District Council prior to development, with input from the project ecologist. This will be designed to minimise light spread and the illumination of features such as woodland, scrub, hedgerows and trees, to ensure that habitats potentially used by foraging bats remain unlit. Where it is not possible to avoid lighting in these areas, for safety reasons, low level bollard or sunken surface design lighting will be used. This will either face directly downwards or away from the boundaries of the site, using directional shields where required, to avoid light spillage into habitats and minimise the risk of disturbance to bats. Reference will be made to industry standard guidance.	Blenheim Estate Homes, ecologist and management company

Potential effect	Mitigation	Implementation
Effects on dormice from increased lighting and cat predation post-construction	The hedgerow management regime set out above will maintain habitat corridors for commuting, foraging and nesting dormice. The habitat creation will increase the area of suitable habitat available, which is likely to increase dormouse populations and outweigh the possible decrease in populations resulting from cat predation. The lighting strategy will ensure that there will be no significant adverse effects on dormice from increased disturbance.	Blenheim Estate Homes and management company
Effects on reptiles from increased cat predation post-construction	The habitat creation and management proposals for grassland areas, hedgerows and woodland will ensure continued provision of habitats and resources for reptiles, including common lizard, and are likely to result in increased populations and the possibility of new species moving into the site. This will outweigh the possible decrease in populations resulting from domestic cat predation.	Blenheim Estate Homes and management company
Effects on breeding birds from increased cat predation and vegetation management post-construction	The vegetation management described above will be undertaken at appropriate times of year (i.e. between September and February) to avoid impacts on nesting birds. As an enhancement, nesting opportunities in the form of bird boxes will be provided. A minimum of 20 integrated bird boxes will be installed on new dwellings, particularly for sparrows, swifts and starlings. At least 15 bird boxes will be placed on trees within the retained and newly created woodland south and west of the residential area. Their positioning will be advised by an ecologist and approximate locations identified in the LEMP. The habitat creation will increase the area of suitable habitat available, which is likely to increase bird populations and outweigh the possible decrease in populations resulting from cat predation.	Blenheim Estate Homes, ecologist and management company
Traffic and transport		
Generation of traffic post-construction	A comprehensive travel plan has been prepared to minimise single occupancy car use by residents and visitors accessing the site. This sets out a number of measures to promote more sustainable alternatives to the car, including walking, cycling, public transport and car sharing. The measures include the provision of travel information packs to households, sustainable travel events and personalised travel planning.	Blenheim Estate Homes

Table 9.2: Secondary mitigation measures

Significant residual effect	Sensitivity of receptor	Magnitude of change	Nature	Duration	Degree of effect	Level of certainty
Community and social effects						
Change to parish demography: Shipton-on-Cherwell and Thrupp / Woodstock	Medium	Large Medium	N/A	Long term	Substantial Moderate	Absolute
Increased housing provision: Shipton-on-Cherwell and Thrupp / Woodstock	High	Large Medium	Beneficial	Long term	Substantial	Absolute
Increased affordable housing provision	High	Negligible to small	Beneficial	Long term	Slight to moderate	Absolute
Increased provision of allotments	Medium to high	Small	Beneficial	Long term	Slight to moderate	Absolute
Increased provision of amenity greenspace, natural and semi-natural greenspace and parks	Medium to high	Large	Beneficial	Long term	Substantial	Absolute
Cultural heritage						
Knowledge gained through excavation required to mitigate effect upon the on-site archaeology	Low	Large	Beneficial	Long term	Moderate	Absolute
Future interpretation of Blenheim Villa post-construction would advance knowledge and awareness of this nationally importance site	High	Medium	Beneficial	Long term	Moderate to substantial	Reasonable
Induced effects on Blenheim Palace WHS because of the financial contribution towards the conservation, maintenance and restoration of the WHS	High	Small	Beneficial	Long term	Moderate	Absolute
Landscape and visual effects						
Change to the landscape character of the site during construction	Medium	Medium	Adverse	Long term	Moderate	Reasonable
Change to views from the residential area of Park View during construction	Medium	Small to medium	Adverse	Long term	Moderate	Reasonable
Change to the landscape character of the site post-construction	Medium	Large to medium	Adverse	Long term	Substantial to moderate	Reasonable
Change to views from the residential area of Park View post-construction	Medium	Small to medium	Adverse	Long term	Moderate	Reasonable
Natural heritage						
Creation and enhancement of a range of habitats	Medium to high	Medium	Beneficial	Long term	Moderate	Reasonable
Increased populations of a range of protected and priority species	Low to medium	Medium	Beneficial	Long term	Slight to moderate	Reasonable

Significant residual effect	Sensitivity of receptor	Magnitude of change	Nature	Duration	Degree of effect	Level of certainty
Traffic and transport						
None	--	--	--	--	--	--
Table 9.3: Significant residual effects						

Adverse effect	Proposed monitoring measure	Responsibility for monitoring
Increased demand for community facilities and services, such as education, healthcare, sports pitches and community facilities (mitigated through financial contributions via a section 106 legal agreement)	Cherwell District Council's existing planning obligations monitoring system	Cherwell District Council
Damage to below ground archaeological remains during construction (mitigated through on site strip, map and sample and a watching brief)	Liaison with Oxfordshire County Council's Planning Archaeologist during implementation of mitigation	Archaeologist / county archaeologist
Habitat loss and potential for effects on protected and priority species on site (mitigated through CMS and LEMP)	Detailed monitoring measures for the mitigation measures and biodiversity enhancements will be set out in the LEMP	Ecologist
Increased traffic generation post-construction (mitigated through travel plan)	The travel plan will be monitored using travel surveys and remedial measures will be put in place if required	Travel plan coordinator

Table 9.4: Proposed monitoring measures