

## 15.0 CONCLUSION AND CUMULATIVE IMPACTS

15.1 This EIA has found that the Proposed Development would have few residual effects of more than minor significance, whether adverse or beneficial. Indeed, such effects are limited to two topics: socio-economic impacts and landscape and visual effects.

15.2 No residual adverse socio-economic effects would arise. Major beneficial effects on the housing market are assessed, while moderate beneficial effects on the labour market (both during the construction phase and more permanently), education provision, open space, community facilities and retail are also predicted.

15.3 Moderate adverse landscape effects are assessed 15 years after completion, however the landscape effects as a result of the proposed development are not considered to be significant such that they would lead to unacceptable landscape harm. The improvements to landscape quality and recreational value as proposed by the extensive Green Infrastructure network comprising a substantial proportion of the site, will create benefit to the Site and parts of the wider national, county and district character areas in which the site is located.

15.4 Up to moderate adverse visual effects are assessed 15 years after completion, within some areas. These include Salt Way; the public footpath adjacent to Wykham Farm Cottage; the entrance gateway to Tudor Hall School; and the public footpath on Crouch Hill. Such effects will further reduce as the trees continue to mature.

15.5 The potential for cumulative impacts arising as a result of the Proposed Development in combination with development of additional and adjacent sites in the immediate area, have been considered as part of the environmental assessments undertaken within this ES.

15.6 The developments considered with the cumulative assessment include as appropriate:

- 145 dwellings consented on land East of Bloxham Road (12/00080/OUT); and
- residential dwellings proposed at land west of Bloxham Road (14/01188/OUT).

15.7 The nature of the cumulative impacts that are likely to arise are reported as impacts on traffic generation, and by association resultant impacts on noise and air quality are reported below.

- 15.8 The TA includes a Sensitivity Test scenario which assesses the impact of additional development at land west of Bloxham Road (14/01188/OUT) and two additional draft Local Plan allocations, which comprise some 600 dwellings as part of Bankside Phase 2 and some 200 dwellings on land at White Post Road that comprises part of the Salt Way South-East allocation.
- 15.9 The forecast analysis reveals that the modifications proposed at the Bloxham Road / Queensway and Bloxham Road/ South Bar Street / Oxford Road and Bloxham Road/Springfield Road junctions will ensure that the junctions are able to cater for the traffic generated by the Proposed Development and the expected level of background traffic and will bring about a long term minor beneficial impact on the local highway network.
- 15.10 Furthermore, the junctions modifications brought about by the Proposed Development and the committed development will have a long term minor beneficial impact on the Oxford Road network.
- 15.11 Traffic data for the development site and land west of Bloxham Road has been used as a basis for the assessment of road traffic noise and air quality.
- 15.12 The changes in road traffic noise due to cumulative development generated traffic have been assessed and the resultant increase in road traffic noise, will generally be imperceptible and the impact be negligible.
- 15.13 In terms of cumulative impacts of air quality, all eleven existing receptor locations considered are predicted to experience a 'negligible' impact on PM<sub>10</sub> concentrations. Predicted NO<sub>2</sub> concentrations are below the objective / limit values for eight of the eleven existing sensitive receptors considered. Two of the receptors are predicted to exceed the NO<sub>2</sub> annual mean air quality objective, but do so without the development in place. A single receptor is predicted to exceed the NO<sub>2</sub> annual mean air quality objective, however this assessment has been based on a very conservative assessment, as it is likely that there will some improvement in background air quality and emission factors. Therefore, the predicted NO<sub>2</sub> concentrations assume a robust worst case scenario.
- 15.14 Cumulative landscape and visual impacts, impacts on ecology, soils and water resources are also assessed and reported separately within these individual chapters.

15.15 The cumulative landscape and visual effects of housing would depend upon the timing of construction, the layout, form and mitigation proposed for the adjacent sites. Cumulative landscape effects are predicted resulting in a partial change in the key characteristics of landscape character which include land use, scenic quality, and tranquillity.

15.16 Some cumulative visual effects are predicted from a number of viewpoints, these include:

- from Wykham Lane, where changes, although perceptible, but would not materially affect the composition of the view;
- public right of way to the west along Salt Way, where the new housing and access roundabout on the adjacent site would be dominant in the foreground of the view which has the potential to alter the appreciation of the view, however, not as a result of the Proposed Development; and
- footpath at Crouch Hill where there is potential for some effect on the appreciation of the view, depending upon the layout and level of mitigation on the adjacent sites.

15.17 Some cumulative effects on ecology are predicted, these include minor cumulative adverse impacts on bats in the local area due to increase in the levels of noise and light which could result in the value of the hedgerow network for foraging bats decreasing, and increased cat predation. The same effects are also predicted in respect of birds. Further loss of arable habitat will reduce the value of the area for brown hares, and therefore it is considered that cumulative impacts on brown hares will also be minor adverse at a local level.

15.18 No other significant cumulative or interactive effects are anticipated to arise from the Proposed Development in combination with the development of the sites referred to at paragraph 15.6.

15.19 In overall terms, the outcome of the EIA is that significant beneficial effects are substantial, significant adverse effects are limited and beneficial effects outweigh adverse effects.