

16.0 Summary of Effects and Mitigation

16.1 Overview

The Environmental Statement has presented the findings of the Environmental Impact Assessment (EIA) process undertaken for the proposed development at Sandleford Park, Newbury

Each of the technical chapters has presented a number of mitigation measures aimed at avoiding, reducing or compensating for potentially significant environmental effects. As discussed in *Chapter 2*, mitigation measures have been classified based on their deliverability:

- **Inherent mitigation measures** – those ‘designed in’ to the scheme and certain to be delivered, i.e. what is proposed on the application form, parameter plans and access drawings;
- **Standard mitigation measures** – e.g. construction mitigation with a high degree of certainty over delivery i.e. measures to be included in a draft Construction Environmental Management Plan (CEMP); and
- **Actionable mitigation measures** - those that require a controlling mechanism or legal undertaking to be implemented, but are under the control of the applicant, Local Authority, Highway Authority or Education Authority and therefore, have a good certainty over delivery, e.g. Planning Conditions, Community Infrastructure Levy (CIL) payments, S106 and S278 agreements.

Potentially significant impacts as a result of the proposed development have been assessed firstly with inherent and standard mitigation measures implemented. The residual impacts have then been assessed with inherent, standard and actionable mitigation measures implemented.

Table 16.1 presents a summary of the proposed mitigation measures and the residual effects that are predicted to remain once these mitigation measures are in place.

Table 16.2 then presents a summary of potential ‘in-combination’ effects. In-combination effects are where a single receptor could be impacted by several different types of effects, e.g. nearby residents could be impacted by a combination of noise, dust and visual impacts during construction of a proposed development.

Please note that only residual effects of at least minor significance have been included in *Table 16.2*.

Table 16.1 – Summary of Effects and Mitigation			
Environmental Topic	Mitigation Measures	Means by which Mitigation will be Delivered	Residual Effects
Socio-economics	Construction and Occupation		
	<u>Inherent Mitigation Measures</u>		<u>Construction Phase</u>
	Up to 1,000 new homes and 80 extra care housing units (C3)	Parameter Plans and Quantum of Development	Minor beneficial effects on population through new employment opportunities.
	A new 2-Form Entry primary school with early years provision.	Parameter Plans and Quantum of Development	Minor adverse temporary effects on nearby population during construction until new services and facilities are fully operational.
	Land towards expansion of Park House School.	Parameter Plans and Quantum of Development	
A range of public open spaces	Parameter Plans and Quantum of Development	<u>Occupied Phase</u>	
Mixed-use Local Centre	Parameter Plans and Quantum of Development	Substantial beneficial effects on population through the supply of new housing, along with the provision of the Country Park and associated open space.	
<u>Standard Mitigation Measures</u>		Minor beneficial effects on population through new secondary education provision and community facilities.	
Financial contributions towards expansion of Park House School, recreation provision, expansion of Falklands Surgery, community infrastructure and emergency services.	S106 Agreement and the Community Infrastructure Levy (CIL)	Negligible effects on population through new primary education, health care and emergency services provision.	
<u>Actionable Mitigation Measures</u>			
None		<u>Sandleford Park West and Cumulative Effects</u>	
		Substantial beneficial cumulative effects on population through the provision of new housing, education, health care and community facilities.	

			No additional cumulative effects with other developments.
Ecology	Construction and Occupation		
	<u>Inherent Mitigation Measures</u>		<u>Construction Phase</u>
	Existing blocks of woodland retained with a 15m buffer.	Parameter Plans	Negligible effects on all receptors.
	Central valley and Habitats of Principal Importance (HPI) grasslands to be retained and road crossing elevated to reduce impacts on grassland and wetland habitats.	Parameter Plans	<u>Occupied Phase</u>
	No works within 8m of the River Enborne.	Parameter Plans	Negligible effects on all receptors, with some beneficial effects on non-statutory sites (Waterleaze Copse), marshy grassland, barn owl, bats, hazel dormice and aquatic invertebrates.
	A Country Park will include new habitats and provide a net gain for biodiversity.	Parameter Plans	<u>Sandleford Park West and Cumulative Effects</u>
	Mature trees and hedgerows retained, where possible.	Parameter Plans	Negligible cumulative effects on all receptors.
	Sustainable Drainage Systems incorporated to treat surface water.	Planning Condition	
	Sensitive lighting strategy.	Planning Condition	
Badger setts to be retained with a buffer between them and the development (30m from main setts)	Planning Condition		
<u>Standard Mitigation Measures</u>			
See Draft CEMP in <i>Appendix D1</i> .	Planning Condition		

	<p><u>Actionable Mitigation Measures</u></p> <p>Long-term management and maintenance of created habitats guided by an Ecological Mitigation and Management Plan (EMMP)</p>	S106 Agreement	
<p>Landscape and Visual</p>	<p>Construction and Occupation</p>		
	<p><u>Inherent Mitigation Measures</u></p> <p>New development to be located within the less sensitive and visually enclosed parts of the site.</p> <p>Retention of all blocks of woodland with 15m buffers around the perimeters.</p> <p>Provision of a new Country Park, strategic planting and landscaping within the site.</p> <p>New public access network including footpaths and cycleways.</p> <p>One new Neighbourhood Equipped Area of Play (NEAP) and one Locally Equipped Area of Play (LEAP).</p>	<p>Parameter Plans and Quantum of Development</p> <p>Parameter Plans and Quantum of Development</p> <p>Parameter Plans and Quantum of Development</p> <p>Parameter Plans and Quantum of Development</p> <p>Parameter Plans and Quantum of Development</p>	<p><u>Construction Phase / On Completion</u></p> <p><u>Visual Effects</u></p> <p>Moderate to substantial adverse effects on Viewpoints 7a, 7b, 20a, 21, 22, 23, 24 and 25</p> <p>Moderate adverse effects on Viewpoints 4, 18a and 19</p> <p>Moderate beneficial effects on Viewpoints 18b and 20b</p> <p>Minor to moderate adverse effects on Viewpoint 6</p> <p>Minor to moderate beneficial effects on Viewpoint 9</p> <p>Minor adverse effects on Viewpoints 3a, 3b, 5 and 13</p> <p>Negligible to minor beneficial effects on Viewpoint 10</p> <p>Negligible effects on Viewpoints 8a, 8b, 11, 12, 14, 15, 16 and 17</p> <p>No effects on Viewpoints 1 and 2</p>
	<p><u>Standard Mitigation Measures</u></p> <p>See Draft CEMP in <i>Appendix D1</i>.</p>	<p>Planning Condition</p>	
	<p><u>Actionable Mitigation Measures</u></p> <p>Ongoing management and maintenance of the landscaping and Country Park</p>	S106 Agreement	

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Occupied Phase (15 years after planting)

Landscape Effects

Substantial beneficial effects on:

- Landscape Character Types A and 18A (south west margin)
- Landscape Character Area A4
- Landscape Character Compartments 1a, 1b, 2h, 3d and 3e

Moderate to Substantial beneficial effects on Landscape Character Area 1

Minor to Substantial adverse effects on:

- Landscape Character Type 18A (north west margin)
- Landscape Character Compartments 2a to 2f, 3a and 3b

Moderate neutral effects on:

- Landscape Character Type H
- Landscape Character Area H2

Minor neutral effects on National Character Area 129

Visual Effects

Moderate to substantial adverse effects on Viewpoints 7a, 7b, 20a, 21, 22, 23, 24 and 25

			<p>Moderate to substantial beneficial effects on Viewpoints 8a, 8b, 14, 15, 16, 17, 18a, 18b, 19 and 20b</p> <p>Moderate beneficial effects on Viewpoint 11</p> <p>Minor to moderate beneficial effects on Viewpoint 9</p> <p>Minor adverse effects on Viewpoints 3a, 3b, 4, 5 and 6</p> <p>Minor beneficial effects on Viewpoints 10 and 12</p> <p>Negligible effects on Viewpoint 13</p> <p>No effects on Viewpoints 1 and 2</p> <p><u>Sandleford Park West and Cumulative Effects</u></p> <p><u>Landscape Effects</u></p> <p>No additional cumulative effects.</p> <p><u>Visual Effects</u></p> <p>Substantial adverse cumulative effects on Viewpoints 1, 2, 7a, 7b and 11</p> <p>Moderate adverse cumulative effects on Viewpoint 13</p> <p>No effects on all other Viewpoints</p>
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Soils and Agriculture	Construction and Occupation		
	<u>Inherent Mitigation Measures</u> Best and most versatile soils to be retained and used within the development.	Planning condition	<u>Construction Phase</u> Minor adverse effects on soil through disturbance and agricultural land through loss to development.
	<u>Standard Mitigation Measures</u> See draft CEMP in <i>Appendix D1</i>	Planning condition	Minor beneficial effects on soil within the Country Park. <u>Occupation Phase</u> None
	<u>Actionable Mitigation Measures</u> None		<u>Sandleford Park West and Cumulative Effects</u> No significant cumulative effects
Cultural Heritage	Construction and Occupation		
	<u>Inherent Mitigation Measures</u> Layout designed to avoid harming the setting of Sandleford Priory	Parameter Plans and Quantum of Development	<u>Construction Phase / On Completion</u> Moderate adverse effects on the historic landscape within the north and west of the application site.
	<u>Standard Mitigation Measures</u> See draft CEMP in <i>Appendix D1</i> .	Planning Condition	Negligible effects on Sandleford Priory. No effects on historic landscape within the south and east of the application site, Sandleford Place, Newtown and a thatched cottage south of Newtown.
	<u>Actionable Mitigation Measures</u> Ongoing management and maintenance of the Country Park	S106 Agreement	<u>Occupation Phase</u> Moderate beneficial effects on Sandleford Priory House and Registered Park

			<p>Negligible effects overall on the historic landscape within the application site.</p> <p>No effects on Medieval Sandleford Priory, Sandleford Place, Newtown and a thatched cottage south of Newtown.</p> <p><u>Sandleford Park West and Cumulative Effects</u></p> <p>No additional cumulative effects.</p>
Archaeology	Construction and Occupation		
	<u>Inherent Mitigation Measures</u>		<p><u>Construction Phase</u></p> <p>Minor adverse effects on:</p> <ul style="list-style-type: none"> • Potential artefactual evidence of Prehistoric hunting activity; • Potential evidence of Roman agricultural activity; • Potential evidence of Medieval agricultural activity; • Potential evidence of Post-Medieval activity. <p><u>Occupation Phase</u></p> <p>Negligible effects on:</p> <ul style="list-style-type: none"> • Potential artefactual evidence of Prehistoric hunting activity; • Potential evidence of Roman agricultural activity;
	None		
	<u>Standard Mitigation Measures</u>		
<p>Phased programme of archaeological investigation.</p> <p>See draft CEMP in <i>Appendix D1</i>.</p>	<p>Planning condition</p> <p>Planning condition</p>		
<u>Actionable Mitigation Measures</u>			
None			

			<ul style="list-style-type: none"> • Potential evidence of Medieval agricultural activity; • Potential evidence of Post-Medieval activity. <p><u>Sandleford Park West and Cumulative Effects</u></p> <p>No additional cumulative effects.</p>
Water Resources	Construction and Occupation		
	<u>Inherent Mitigation Measures</u>		<u>Construction Phase</u>
	Development is located in Flood Zone 1 on the Environment Agency's Flood Map.	Parameter Plans and Quantum of Development	Negligible effects on surface water quality and quantity, groundwater quality and population through changes in flood risk.
	<u>Standard Mitigation Measures</u>		<u>Occupation Phase</u>
	Sustainable Drainage Systems (SuDS) for surface water drainage.	Planning Condition	Minor beneficial effects on surface and groundwater quality and population (through changes in flood risk and foul drainage infrastructure).
	Foul water drainage strategy.	Planning Condition	
	See draft CEMP in <i>Appendix D1</i> .	Planning Condition	
	<u>Actionable Mitigation Measures</u>		<u>Sandleford Park West and Cumulative Effects</u>
	Ongoing management of SuDS through private management company.	S106 Agreement	No additional cumulative effects.
Utilities	Construction and Occupation		
	<u>Inherent Mitigation Measures</u>		<u>Construction Phase</u>
	None.		Negligible effects on existing population due to potential network outages or shortages of supply.

	<p><u>Standard Mitigation Measures</u></p> <p>Specific requirements for utility diversions and protections agreed at detailed design stage.</p> <p>Off-site utilities improvement works (see <i>Appendix L1</i>).</p> <p>Construction measures included in the draft CEMP in <i>Appendix D1</i>.</p>	<p>Planning Condition</p> <p>Financial Contributions</p> <p>Planning Condition</p>	<p><u>Occupation Phase</u></p> <p>Negligible effects on existing population due to potential network outages or shortages of supply.</p> <p><u>Sandleford Park West and Cumulative Effects</u></p> <p>No additional cumulative effects.</p>
	<p><u>Actionable Mitigation Measures</u></p> <p>None.</p>		
<p>Transport and Accessibility</p>	<p>Construction and Occupation</p>		
	<p><u>Inherent Mitigation Measures</u></p> <p>New access junctions on Monk's Lane</p> <p>New vehicle access at the eastern boundary of the site which will connect to the proposed A339 link</p> <p>Retained and enhanced public footpath</p> <p>New footpath and cycleway connections</p>	<p>Parameter Plans</p> <p>Parameter Plans</p> <p>Parameter Plans</p> <p>Parameter Plans</p>	<p><u>Construction Phase</u></p> <p>Minor adverse effects on road users, pedestrians and cyclists.</p> <p><u>Occupation Phase</u></p> <p>Moderate beneficial effects on severance (Link 24).</p> <p>Minor adverse effects on severance (Links 11 and 14) and driver delay.</p> <p>Negligible effects on severance (Link 17), pedestrian delay, pedestrian amenity and accidents and safety.</p>
	<p><u>Standard Mitigation Measures</u></p> <p>Construction measures included in the draft CEMP in <i>Appendix D1</i></p> <p>Further construction measures are included in the draft Construction Traffic Management Plan (CTMP) in <i>Appendix F</i> of the Transport Assessment</p>	<p>Planning Condition</p>	

	<p><u>Actionable Mitigation Measures</u></p> <p>Off-site highway improvements</p> <p>Off-site wayfinding signage improvements</p> <p>New public transport service for the site</p> <p>Framework Travel Plan</p>	<p>S106 Agreement</p> <p>S106 Agreement</p> <p>S106 Agreement</p> <p>S106 Agreement</p>	<p><u>Sandleford Park West and Cumulative Effects</u></p> <p>Moderate beneficial cumulative effects on severance (Link 24).</p> <p>Minor adverse cumulative effects on driver delay.</p> <p>Negligible cumulative effects on severance (Link 17 and 23), pedestrian delay, pedestrian amenity and accidents and safety.</p>
Noise and Vibration	Construction and Occupation		
	<p><u>Inherent Mitigation Measures</u></p> <p>Stand-off from Household Waste Recycling Centre</p> <p>On-site Local Centre to reduce trips</p> <p>New footpath and cycleway connections to reduce vehicle trips</p>	<p>Parameter Plans</p> <p>Parameter Plans</p> <p>Parameter Plans</p>	<p><u>Construction Phase</u></p> <p>Negligible effects on existing and proposed receptors.</p> <p><u>Occupation Phase</u></p> <p>Negligible effects on existing and proposed receptors.</p>
	<p><u>Standard Mitigation Measures</u></p> <p>Improved glazing to certain dwellings</p> <p>Construction measures included in the draft CEMP in <i>Appendix D1</i></p>	<p>Planning Condition</p> <p>Planning Condition</p>	<p>Negligible effects on users of the existing PROW.</p>
	<p><u>Actionable Mitigation Measures</u></p> <p>None</p>		<p><u>Sandleford Park West and Cumulative Effects</u></p> <p>Moderate to substantial adverse cumulative effects on properties on Sunley Close and Warren Road.</p> <p>Negligible cumulative effects on all other receptors.</p>

Air Quality	Construction and Occupation		
	<u>Inherent Mitigation Measures</u> Stand-off from Household Waste Recycling Centre On-site Local Centre to reduce trips New footpath and cycleway connections to reduce vehicle trips	Parameter Plans Parameter Plans Parameter Plans	<u>Construction Phase</u> Negligible effects on existing and proposed receptors. <u>Occupation Phase</u> Negligible effects on existing and proposed receptors due to changes in nitrogen dioxide and particulate matter.
	<u>Standard Mitigation Measures</u> Construction measures included in the draft CEMP in <i>Appendix D1</i>	Planning Condition	<u>Sandleford Park West and Cumulative Effects</u> Negligible cumulative effects on existing and proposed receptors due to changes in nitrogen dioxide and particulate matter.
	<u>Actionable Mitigation Measures</u> None		

Table 16.2 – Summary of ‘In Combination’ Effects									
Nature of Effect	Existing Residents	Future Residents	Flora and Fauna	Landscape	Visual Receptors	Soils and Agriculture	Heritage Assets	Water	Air Quality
Construction Phase									
Change of land use	See ‘Visual Receptors’	-	-	-	Moderate Beneficial to Moderate / Substantial Adverse	Minor Beneficial and Minor Adverse	Moderate and Minor Adverse	-	-
Noise	-	-	-	-	-	-	-	-	-
Dust	-	-	-	-	-	-	-	-	-
Traffic	Minor Adverse	-	-	-	-	-	-	-	-
Employment	Minor Beneficial	-	-	-	-	-	-	-	-
Occupation Phase									
New Housing (inc. residents)	Substantial Beneficial See also ‘Visual Receptors’	-	-	Substantial Beneficial to Substantial Adverse	Moderate / Substantial Beneficial to Moderate / Substantial Adverse	-	-	-	-
Primary School	-	-	-	-	-	-	-	-	-
Land for Park House School	Minor Beneficial	-	-	-	-	-	-	-	-
Local Centre	-	Minor Beneficial	-	-	-	-	-	-	-
Public Open Space and Landscaping	Substantial Beneficial	Substantial Beneficial	-	Incorporated into ‘New Housing (inc. residents)’	Incorporated into ‘New Housing (inc. residents)’	-	Moderate Beneficial	Minor Beneficial (through SuDS)	-

Traffic	Moderate Beneficial and Minor Adverse	Moderate Beneficial, Moderate Adverse and Minor Adverse	-	-	-	-	-	-	-
Traffic Noise	-	-	-	-	-	-	-	-	-