



GA2, Land north of Great Ashby Environmental Statement

Chapter 18: Residual Effects, Mitigation and Monitoring

Iceni Projects on behalf of
Picture Estates Limited

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Iceni Projects Ltd.

Da Vinci House, 44 Saffron Hill, London, ECN1 8FH

T: 020 3640 8508 **F:** 020 3435 4228 **W:** iceniprojects.com

18. RESIDUAL EFFECTS, MITIGATION AND MONITORING

Introduction

- 18.1 The following chapter provides a summary of the anticipated residual effects for each technical topic considered within this ES.
- 18.2 This chapter is accompanied by the following technical appendices:
- **Appendix 18.1:** Schedule of Mitigation Measures within the ES.
- 18.3 This chapter of the ES summarises the residual effects of the EIA of the Proposed Development. Tables 18.2 to 18.5 report the possible environmental effects associated with the Proposed Development, proposed mitigation and monitoring where appropriate, and the identification of residual effects.
- 18.4 Residual effects are defined as those effects which remain following the implementation of identified mitigation measures.
- 18.5 The formulation of the Proposed Development has been an iterative process undertaken in parallel with the assessment of environmental effects. As a consequence, some measures to mitigate potentially significant negative effects have been incorporated into the design of the Proposed Development in order to avoid, reduce or offset such effects. An example of this is wind canopies.
- 18.6 However, where it has not been possible to incorporate mitigation measures into the iterative design process, mitigation may be achieved by one of the following means:
- Mitigation through controls on demolition and construction activities; or
 - Mitigation to be applied through ongoing management and monitoring once the Proposed Development commences; or
 - During the operation of the Proposed Development.
- 18.7 Each technical ES Chapter includes detailed consideration of the beneficial and adverse residual effects anticipated as a result of the Proposed Development. The general criteria applied to determine the significance of the residual effects is set out in Chapter 1: Introduction and EIA Methodology of this ES, with topic-specific methodologies presented in each technical chapter.
- 18.8 The residual effects listed within the technical chapters of this ES are described with reference to:

- The scale of the effect (i.e. negligible, minor, moderate or major) and whether this is significant or not;
- The geographic scale (i.e. global, national, regional, district, borough, local etc.); and
- The nature of the effect (i.e. adverse, negligible or beneficial).

18.9 Within Table 18.2 to 18.5 the following shading has been applied to identify significant residual effects.

Table 18.1 Shading Applied to Identify Residual Effects

Description	Shading
Major Beneficial / Major to Moderate Beneficial	
Moderate Beneficial	
Minor Beneficial / Negligible / Minor Adverse	No shading (not significant)
Moderate Adverse	
Major Adverse	

Table 18.2 Summary of Construction Phase Effects

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Air Quality						
Dust Emissions	All existing and future receptors (High)	Local	High Adverse – Negligible	Short-term, local effects of major adverse significance at receptors within 20m from the Proposed Development; Short-term, local effects of moderate adverse significance at receptors between 20m and 100m of the Proposed Development; Shortterm, local effects of minor adverse significance at receptors between 100m and 250m of the Proposed Development; and Negligible effects at receptors over 250m from the Proposed Development.	Refer to IAQM for high-risk sites. A CEMP would be implemented. Mitigation measures are routinely and successfully applied to construction projects throughout the UK and are proven to significantly reduce the potential for adverse nuisance dust effects associated with the various stages of the construction work.	Negligible (Not Significant)
Construction Vehicle Emissions	All existing and future receptors (High)	Local	Minor	Not Significant	Construction traffic logistics would be agreed with NHDC and	Negligible (Not Significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
					set out in a CLP. Where practicable – avoidance, or limited use of roads during peak hours.	
Construction Plan Emissions	All existing and future receptors (High)	Local	Negligible	Not Significant	None required	Negligible (Not Significant)
Archaeology						
Damage/loss of prehistoric remains	Prehistoric (Low)	Permanent, Site-wide	High	Moderate Adverse (significant)	Archaeological mitigation	Minor Adverse (not Significant)
Damage/loss of Roman remains	Roman (Low)	Permanent, Site-wide	High	Moderate Adverse (significant)	Archaeological mitigation	Minor Adverse (not Significant)
Damage/loss of medieval remains.	Medieval (Low)	Permanent Site-wide	High	Moderate adverse (significant)	Archaeological mitigation	Minor Adverse (not Significant)
Damage/loss of post-medieval remains.	Post-medieval (Very Low)	Permanent Site-wide	High	Minor Adverse (not Significant)	Archaeological mitigation	Negligible (not Significant)
Built Heritage						
Sight of operation of construction	Farm Buildings Next the Road at	Local	Low	Minor Adverse	Adherence to the CEMP	Minor Adverse (not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
equipment (e.g. cranes)	Friends Green Farm, Friends Green Farmhouse, & East Barn and Attached Outbuildings at Friends Green Farm (Medium)					
Sight and noise relating to the operation of construction equipment	Dane End Cottage (Medium)	Local	Low	Negligible Adverse	Adherence to the CEMP	Negligible Adverse (not significant)
Sight and noise relating to the operation of construction equipment	Dane End Farmhouse & Granary at Dane End Farm, 4 metres to west of House (Medium)	Local	Low	Minor Adverse	Adherence to the CEMP	Minor Adverse (not significant)
Sight and noise relating to the operation of construction equipment	Tilekiln Farm House, & Barn to East of Farmhouse at Tilekiln Farm & Barn Group around Courtyard at Tilekiln Farm (Medium)	Local	Medium	Moderate Adverse Significant Effect	Adherence to the CEMP	Moderate Adverse (Significant)
No Effect	The Thatched Cottage (Medium)	Local	No Change	No effect	Adherence to the CEMP	No effect (not significant)
No Effect	Barn at Warrensgreen (Medium)	Local	No Change	No effect	Adherence to the CEMP	No effect (not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Minor loss and strengthening of hedgerows	Historic Hedgerows (Very Low)	Local	Very Low	Negligible Adverse	Detailed landscape design with Reserved Matters Application	Negligible Adverse (not significant)
Ecology						
New Spring Wood LWS (on-site)	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Tree protection measures	No significant (negligible) effect
Brooches Wood LWS (partially on-site)	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Tree protection measures; compensatory woodland planting	No significant (negligible) effect
Tilekiln Wood & Parsonsgreen Wood LWS (adjacent to site)	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Tree protection measures	No significant (negligible) effect
Claypithills Spring Wood LWS (adjacent to site)	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Tree protection measures	No significant (negligible) effect
Other LWSs (off-site)	Medium (County Importance)	No significant effect	Negligible	No significant effect	-	No significant (negligible) effect
Lowland mixed deciduous woodland (priority habitat); ancient	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Tree protection measures	No significant (negligible) effect
Native hedgerows, Mature trees & Lines of Trees	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Tree protection measures	No significant (negligible) effect

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Bats	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Habitat measures; New habitat creation; NE licences (if required)	No significant (negligible) effect
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Birds	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Standard nesting bird safeguards; Off-site farmland bird habitat	No significant (negligible) effect
Invertebrates	Low (Local Importance)	No significant effect	Low	No significant effect	-	No significant (negligible) effect
Climate Change						
<u>GHG Emissions</u>						
Production of GHG emissions	Global Climate (High)	Short and Long Term Local and Global	High	Negligible	Adherence to the CEMP, SWMP and MMP	Negligible (not significant)
<u>Climate Change Resilience</u>						
Increased temperatures	Pavement And Road Infrastructure	Short Term Local	Very High	Negligible	N/A	Negligible (not significant)
Increased temperatures and	Geotechnical Conditions	Short Term Local	Very High	Negligible	Adherence to the CEMP	Negligible (not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
decreased precipitation						
Increased mean and extreme temperatures, increased wind speeds, and variation (both increased and decreased) in precipitation	Buildings	Short Term Local	Very High	Negligible	Adherence to the CEMP and SWMP	Negligible (not significant)
Landscape and Visual Impact						
<i>See Table 18.4 below.</i>						
Noise and Vibration						
Noise	All existing and future receptors (Refer to Table 12.11) (high) Tilekiln Farm, The Bungalows, Mendip Way, Grampian Place, Cromdale Walk, Future Proposed (residential/school) Dane End Farm Merrick Close,	Local	Medium (with CEMP)	Moderate Adverse Minor Adverse	Adherence to the CEMP secured through planning condition	Moderate Adverse (significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
	Cleveland Way / Ryders Hill		Small (with CEMP)			Minor Adverse (not significant)
Vibration	All existing and future receptors (high)	Local			Adherence to the CEMP secure through planning condition	
	All except The Bungalows and Future Residential.		Negligible (with CEMP)	Negligible		Negligible (not significant)
	The Bungalows and Future Residential		Small (with CEMP)	Minor Adverse		Minor Adverse (not significant)
Traffic	All existing and future receptors (high)	Local	Small (with CTLP)	Minor Adverse	Adherence to CTLP secured through planning condition	Minor Adverse (not significant)
Socio-Economics						
Construction employment (direct and indirect)	Existing construction employment/labour market (Medium)	Short term (temporary) effect in the East of England	Minor	Minor Beneficial (Not Significant)	Provision of local apprenticeship schemes, use of local supply chain and businesses	Minor Beneficial (Not Significant)
Economic Output	Existing economic output (Medium)	Short term (temporary) effect	Minor	Minor Beneficial (Not Significant)	None Required	Minor Beneficial (Not Significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
		in the East of England				
Health	Health of existing population (Medium)	Short term (temporary) effect in the Impact Area	Minor	Minor Adverse (Not Significant)	Implementation of Construction Environmental Management Plan	Minor Adverse (Not Significant)
Soils and Agricultural Land						
Loss of BMV agricultural land	High	Permanent, adverse, national	Low	Minor adverse	None	Minor adverse (not significant)
Loss of subgrade 3b land	Medium	Permanent, adverse, local	Medium	Minor adverse	None	Minor adverse (not significant)
Loss of soils	High clay soils (medium sensitivity)	Permanent Local	High	Moderate adverse	Soil Management Plan which could be conditioned. Careful handling and storage for reuse	Minor adverse (not significant)
Effect on local agricultural business	Arable farming (low sensitivity)	Permanent Local	Low	Minor adverse	None required	Minor adverse (not significant)
Transport						
Severance	Existing Residents (High)	Local	Low	Negligible	Adherence to CTMP and CEMP	Negligible (Not Significant)
Delay	Local Car, HGV and Bus Drivers (High)	Local	Low	Negligible	Adherence to CTMP and CEMP	Negligible (Not Significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Amenity	Existing Residents (High)	Local	Low	Negligible	Adherence to CTMP and CEMP	Negligible (Not Significant)
Fear & Intimidation	Pedestrians and cyclists (Medium)	Local	Low	Negligible	Adherence to CTMP and CEMP	Negligible (Not Significant)
Accidents and safety	All road users (Medium)	Local	Low	Negligible	Adherence to CTMP and CEMP	Negligible (Not Significant)
Water Environment and Flood Risk						
Surface Water Flooding	On site users (Low to Medium)	Site	Medium	Moderate Adverse (Significant)	Adherence to the CEMP	Minor Adverse (not significant)
Contamination of Water Resource from Construction	Ground Water and Surface Water Bodies (Medium to High)	Catchment	High	Major Adverse (Significant)	Adherence to the CEMP Monitoring groundwater and surface water body quality. Maintain dialogue with EA and Thames Water	Minor adverse (not significant)
Surface Water Drainage	On site users (Low to Medium)	Site	Medium	Moderate Adverse (Significant)	Adherence to the CEMP	Minor Adverse (not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
					The existing surface water flow routes through the site will be accommodated within the development proposals or diverted to suit.	
Utilities						
<i>See Chapter 3: Utilities and Construction which considers the presence and location of existing infrastructure and the infrastructure required to deliver utilities to the Proposed Development.</i>						

Table 18.3 Summary of Operational Phase Effects

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Air Quality						
Nitrogen Dioxide	All existing and future receptors (High)	Local	Negligible	Not Significant	None Required	Negligible (Not Significant)
Particulate Matter	All existing and future receptors (High)	Local	Negligible	Not Significant	None Required	Negligible (Not Significant)
Archaeology						
<i>Operational effects scoped out of this discipline.</i>						
Built Heritage						

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Sight of modern development and loss of historic farm land that informed the receptor's wider setting	Farm Buildings Next the Road at Friends Green Farm, Friends Green Farmhouse, & East Barn and Attached Outbuildings at Friends Green Farm (Medium)	Local	Very Low	Negligible Neutral	Embedded mitigation in strengthening of existing field boundaries with native species and additional mitigation to be achieved in the detailed design	Negligible Neutral (not significant)
No Effect	Dane End Cottage (Medium)	Local	Very Low	Negligible Neutral	Not required	Negligible Neutral (not significant)
Sight of modern development and loss of historic farm land that informed the receptor's wider setting	Dane End Farmhouse & Granary at Dane End Farm, 4 metres to west of House (Medium)	Local	Low	Negligible Adverse	Embedded mitigation in strengthening of existing field boundaries with native species and land within proximity to the asset removed from the proposed developable area. Additional mitigation to be achieved in the detailed design	Negligible Adverse (not significant)
Sight of modern development and loss of historic farm land that informed the receptor's wider setting	Tilekiln Farm House, & Barn to East of Farmhouse at Tilekiln Farm & Barn Group around Courtyard at	Local	Low	Minor Adverse	Setbacks of developable area, retention of historic arable land, and strengthening existing	Minor Adverse (not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
	Tilekiln Farm (Medium)				hedgerows with native species	
No effect	The Thatched Cottage (Medium)	Local	No Change	No Effect	Not required	No Effect (not significant)
No effect	Barn at Warrensgreen (Medium)	Local	No Change	No Effect	Not required	No Effect (not significant)
Minor loss and strengthening of hedgerows	Historic Hedgerows (Very low)	Local	Very low	Negligible Adverse	Detailed landscape design within Reserve Matters Application	Negligible neutral (not significant)
Ecology						
New Spring Wood LWS (on-site)	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Ancient woodland buffers; recreational safeguards long term woodland management	No significant (negligible) effect
Brooches Wood LWS (partially on-site)	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Ancient woodland buffers; recreational safeguards long term woodland management	No significant (negligible) effect
Tilekiln Wood & Parsonsreen Wood LWS (adjacent to site)	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Ancient woodland buffers; recreational safeguards long term woodland management	No significant (negligible) effect

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Claypithills Spring Wood LWS (adjacent to site)	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Ancient woodland buffers; recreational safeguards long term woodland management	No significant (negligible) effect
Other LWSs (off-site)	Medium (County Importance)	No significant effect	Negligible	No significant effect	-	No significant (negligible) effect
Lowland mixed deciduous woodland (priority habitat); ancient	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Ancient woodland buffers; recreational safeguards long term woodland management	No significant (negligible) effect
Native hedgerows, Mature trees & Lines of Trees	Medium (County Importance)	No significant effect	Negligible	No significant effect	-	No significant (negligible) effect
Bats	Medium (County Importance)	Adverse, Local level	Medium	Moderate adverse effect (Local level)	Sensitive lighting strategy; long-term woodland management	No significant (negligible) effect
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Birds	Medium (County Importance)	No significant effect	Low	No significant effect	-	No significant (negligible) effect
Invertebrates	Low (Local Importance)	No significant effect	Low	No significant effect	-	No significant (negligible) effect
Climate Change						

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
<u>GHG Emissions</u>						
Production of GHG emissions	Global Climate (High)	Short and Long Term Local and Global	High	Negligible	monitoring of operational energy usage	Negligible (not significant)
<u>Climate Change Resilience</u>						
Increased extreme temperatures, greater variation in temperatures, and changes to the frequency and magnitude of rainfall and storm events	Pavement and Road Infrastructure	Short and Long Term Local	Very High	Negligible	N/A	Negligible (not significant)
Increased temperatures and changes to the frequency and magnitude of rainfall events	Geotechnical Conditions	Short and Long Term Local	Very High	Negligible	N/A	Negligible (not significant)
Increased mean and extreme temperatures, increased humidity, increased precipitation and increased drought	Buildings	Short and Long Term Local	Very High	Negligible	N/A	Negligible (not significant)
Increased temperatures, variations (both	Landscape	Short and Long Term Local	Very High	Negligible	N/A	Negligible (not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
increased and decreased) in precipitation, and increased wind speeds						
Increased drought and decreased temperatures during the winter	Water	Short and Long Term Local	Very High	Negligible	N/A	Negligible (not significant)
Increased mean temperatures	Ecology	Short and Long Term Local	Very High	Negligible	N/A	Negligible (not significant)
Increased temperatures and variations (both increased and decreased) in precipitation	Human Health	Short and Long Term Local	Very High	Negligible	N/A	Negligible (not significant)
Landscape and Visual Impact						
<i>See Table 18.4 below.</i>						
Noise and Vibration						
Fixed External Plant & Building Services	All existing and future receptors (high)	Local	Negligible (inherent mitigation)	Negligible	Adherence to planning condition	Negligible (not significant)
Servicing & Delivery	All existing and future receptors (high)	Local	Negligible (inherent mitigation)	Negligible	Adherence to planning condition	Negligible (not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Road Traffic Noise	All existing and future receptors (high)	Local	Negligible to Small	Negligible to Minor Adverse	None	Negligible to Minor Adverse (not significant)
	All except Mendip Way South and new access road					
	Mendip Way South		Large	Major Adverse	None proposed as below SOAEL. Strategic landscaping intervening between road and receptors to provide screening	Major Adverse (significant)
	New Access Road		Medium to Large	Moderate to Major Adverse		Minor Adverse (not significant)
Artificial Sports (Grass) Pitches	All existing and future receptors (high)	Local	Negligible (inherent design measures)	Negligible	Inherent design measures secured through planning condition	Negligible (not significant)
	All existing receptors except Tilekiln Farm and The Bungalows					
	Tilekiln Farm and The Bungalows		Small (inherent design measures)	Minor Adverse		Minor Adverse (not significant)
	Future Residential / School			Negligible		

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
			Negligible (inherent design measures)			Negligible (not significant)
Socio-Economics						
Employment (direct and indirect)	Local labour market (Medium)	Permanent effect in the Impact Area	Negligible	Negligible (Not Significant)	None Required	Negligible (Not Significant)
Economic Output	Existing economic output (Medium)	Permanent effect in the Impact Area	Negligible	Negligible (Not Significant)	None Required	Negligible (Not Significant)
Labour Market	Local labour market (Medium)	Permanent effect in the Impact Area	Minor	Minor Beneficial (Not Significant)	None Required	Minor Beneficial (Not Significant)
Residential Expenditure	Local economy (Medium)	Permanent effect in the Impact Area	Minor	Minor Beneficial (Not Significant)	None Required	Minor Beneficial (Not Significant)
Income Generation	Local economy (Medium)	Permanent effect in the Impact Area	Negligible	Negligible (Not Significant)	None Required	Negligible (Not Significant)
Provision of housing to Increase supply - 640 new homes	Local housing market (High)	Permanent effect in the Impact Area	Moderate	Moderate Beneficial (Significant)	None Required	Moderate Beneficial (Significant)
Increased demand for early years provision	Existing early years provision (Medium)	Permanent effect in the Impact Area	Minor	Minor Adverse (Not Significant)	Potential to include childcare facilities in the community hub building	Minor Adverse (Not Significant)
Increased demand for primary education provision	Existing primary school provision (Medium)	Permanent effect in the Impact Area	Minor	Minor Adverse (Not Significant)	Land suitable for a 2FE primary school	Negligible (Not Significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Increased demand for secondary education provision	Existing secondary school provision (Medium)	Permanent effect in the Impact Area	Minor	Minor Adverse (Not Significant)	Planning Contributions	Minor Adverse (Not Significant)
Increase demand for healthcare provision	Existing GP provision (Medium)	Permanent effect in the Impact Area	Minor	Minor Adverse (Not Significant)	Potential to use part of site for healthcare facilities	Negligible (Not Significant)
Increased demand for open space, play space and sport provision	Existing and new open space, play space and sport provision (Medium)	Permanent effect in the Impact Area	Minor	Minor Beneficial (Not Significant)	None Required	Minor Beneficial (Not Significant)
Deprivation	Existing levels of deprivation (Medium)	Permanent effect in the Impact Area	Minor	Minor Beneficial (Not Significant)	None Required	Minor Beneficial (Not Significant)
Health	Health of existing population (Medium)	Permanent effect in the Impact Area	Minor	Minor Beneficial (Not Significant)	None Required	Minor Beneficial (Not Significant)

Soils and Agricultural Land

Operation effects are scoped out of the assessment.

Transport

Severance	Existing residents (High)	Local	Low	Negligible	n/a	Negligible (Not Significant)
Delay	Local car, HGV and bus drivers (High)	Local	Medium	Minor adverse for 8 junctions and	Mitigation is not proposed as the preferred approach of the LHA is to	For the local area the effect would be considered

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
				moderate adverse for 4 junctions.	reduce vehicular traffic through promotion of sustainable alternatives.	Minor adverse (not significant)
Amenity	Existing residents (High)	Local	Low	Negligible	Existing footpaths and PRowS will be retained and enhanced and pedestrian infrastructure within the development will tie-in to existing provisions. Bridleway Weston 033 is being upgraded and the potential exists for a new bridleway from the north off Warrensgreen Lane	Negligible (Not Significant)
Fear & Intimidation	Pedestrians and cyclists (Medium)	Local	Low	Negligible	As part of the Accessibility Audit (provided in Appendix 15.2), proposed improvement options to walking and cycling route are noted. The developer will make a monetary	Negligible (Not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
					contribution to HCC Highways who can then seek to fund various improvement options.	
Accidents and Safety	All road users (High)	Local	Low	Minor adverse	A set of zebra crossings are proposed on in the vicinity of the site access. This will improve safety for pedestrians. A cycle path is proposed along the site access spine road, and cyclist crossing facilities are also proposed. This will improve safety for cyclists. The site access carriageway will be set at 6.2m and this is appropriate to accommodate bus services.	Minor adverse (not significant)
Water Environment and Flood Risk						
Contamination of Water bodies from Surface Water Run	Surface Water Bodies (Medium to High)	Catchment	Low	Moderate Adverse (Significant)	Adherence to the surface water drainage	Minor Adverse (not significant)

Effect	Receptor (Sensitivity)	Geographic Scale	Magnitude of Impact	Classification of Effect	Mitigation and Monitoring	Residual Effect
Off					maintenance strategy.	
Increase in Potable Water Demand	Public Mains Water Network (Medium to High)	District	Low	Moderate Adverse (Significant)	A pre-development enquiry to establish existing capacity.	Minor Adverse (not significant)
Increase In Foul Water Discharge Rate	Public Sewer Network (Medium to High)	District	Low	Moderate Adverse (Significant)	A pre-development enquiry establishing existing capacity.	Minor Adverse (not significant)
Surface Water Flooding and Drainage	On site and off-site users (Low to Medium)	Local	Medium	Moderate Adverse (Significant)	Adherence to the surface water drainage maintenance strategy.	Minor Adverse (not significant)
Utilities						
See Chapter 3: Utilities and Construction which considers the presence and location of existing infrastructure and the infrastructure required to deliver utilities to the Proposed Development.						

Table 18.4 Summary of Likely Landscape and Visual Residual Effects During Construction and Operational Phase

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
Landscape Receptors				
Landscape Character of the Site	<i>Landscape Value</i> High to Medium	Construction – Winter	High	Major Adverse (Significant)
	<i>Landscape Susceptibility</i> Medium to Low	Operation – Year 1 Winter	High	Major to Moderate Adverse (Significant)
	<i>Landscape Sensitivity</i> Medium	Operation – Year 15 Summer	High	Moderate Adverse (Significant)
LCA 39: Middle Bean Valley	<i>Landscape Value</i> High to Medium	Construction – Winter	Negligible	Negligible Adverse (Not Significant)
	<i>Landscape Susceptibility</i> Medium to Low	Operation – Year 1 Winter	Negligible	Negligible Adverse (Not Significant)
	<i>Landscape Sensitivity</i> Medium	Operation – Year 15 Summer	Negligible	Negligible Adverse (Not Significant)
LCA 220: Weston Park	<i>Landscape Value</i> High to Medium	Construction – Winter	Low	Minor Adverse (Not Significant)
	<i>Landscape Susceptibility</i> Medium to Low	Operation – Year 1 Winter	Low	Minor Adverse (Not Significant)
	<i>Landscape Sensitivity</i> Medium	Operation – Year 15 Summer	Low to Negligible	Minor to Negligible Adverse (Not Significant)
LCA 210: Baldock Gap	<i>Landscape Value</i> High to Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Landscape Susceptibility</i> Medium to Low	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Landscape Sensitivity</i> Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
LCA 221: Upper Bean Tributaries	<i>Landscape Value</i> High to Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Landscape Susceptibility</i> Medium to Low	Operation – Year 1 Winter	Neutral	Neutral (Not Significant)
	<i>Landscape Sensitivity</i> Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Visual Receptors				
Residents				
Residents of Great Ashby	<i>Visual Value</i> Low	Construction – Winter	Medium <i>Cromdale Walk, Grampian Place and Fairfield Crescent</i>	Moderate Adverse (Significant)
	<i>Visual Susceptibility</i> High		Low <i>Merrick Close, Ryders Hill and Cleveland Way</i>	Minor Adverse (Not Significant)
	<i>Visual Sensitivity</i> Medium		Neutral <i>Other properties in Great Ashby</i>	Neutral (Not Significant)

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
		Operation – Year 1 Winter	Low <i>Cromdale Walk, Grampian Place, Fairfield Crescent, Merrick Close, Ryders Hill and Cleveland Way</i>	Minor Adverse (Not Significant)
			Neutral <i>Other properties in Great Ashby</i>	Neutral (Not Significant)
		Operation – Year 15 Summer	Negligible <i>Cromdale Walk, Grampian Place and Fairfield Crescent</i>	Negligible Adverse (Not Significant)
			Neutral <i>Other properties in Great Ashby</i>	Neutral (Not Significant)
Residents of Tilekiln Farm	<i>Visual Value</i> Medium <i>Visual Susceptibility</i> High <i>Visual Sensitivity</i> High to Medium	Construction – Winter	Medium	Moderate Adverse (Significant)
		Operation – Year 1 Winter	Medium to Low	Moderate to Minor Adverse (Not Significant)
		Operation – Year 15 Summer	Negligible	Negligible Adverse (Not Significant)
Residents along Back Lane / Warrensgreen Lane	<i>Visual Value</i> Medium <i>Visual Susceptibility</i> High <i>Visual Sensitivity</i> High to Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
		Operation – Year 1 Winter	Negligible to None	Negligible to None (Not Significant)
		Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Dane End	<i>Visual Value</i> Medium <i>Visual Susceptibility</i> High <i>Visual Sensitivity</i> High to Medium	Construction – Winter	Low to Negligible	Minor Adverse (Not Significant)
		Operation – Year 1 Winter	Low to Negligible	Minor Adverse (Not Significant)
		Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Residents of Leatherwells	<i>Visual Value</i> Medium <i>Visual Susceptibility</i> High <i>Visual Sensitivity</i> High to Medium	Construction – Winter	Low to Negligible	Minor Adverse (Not Significant)
		Operation – Year 1 Winter	Low to Negligible	Minor Adverse (Not Significant)
		Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Residents of Howells Farm	<i>Visual Value</i> Medium <i>Visual Susceptibility</i> High <i>Visual Sensitivity</i> High to Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
		Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
		Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Hall's Green	<i>Visual Value</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral
Residents of Warren's Green	<i>Visual Value</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Weston Park	<i>Visual Value</i> High to Medium	Construction – Winter	Neutral	Neutral (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Neutral	Neutral (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Weston	<i>Visual Value</i> High to Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Residents of Manor Farm	<i>Visual Value</i> Medium	Construction – Winter	Neutral	Neutral (Not Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Neutral	Neutral (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Users of Public Rights of Way (PRoW)				
Users of the PRoW network within the Site	<i>Visual Value</i> Medium	Construction – Winter	High	Major Adverse (Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	High	Major to Moderate Adverse (Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	High to Medium	Moderate Adverse (Significant)
Users of the PRoW network to the north of the Site	<i>Visual Value</i> Medium	Construction – Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Users of the PRoW network	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)

Receptor	Sensitivity	Phase	Magnitude of Change	Likely Residual Effect
to the east of the Site	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Users of the PRow network to the south of the Site	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Negligible to None	Negligible Adverse to None (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible to None	Negligible Adverse to None (Not Significant)
Users of the Hertfordshire Way	<i>Visual Value</i> Medium	Construction – Winter	Medium to Low	Moderate Adverse (Significant)
	<i>Visual Susceptibility</i> High	Operation – Year 1 Winter	Low to Negligible	Minor Adverse (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Negligible	Minor to Negligible Adverse (Not Significant)
Users of the PRow network within Weston Park	<i>Visual Value</i> High to Medium	Construction – Winter	Neutral	Neutral (Not Significant)
	<i>Visual Susceptibility</i> High to Medium	Operation – Year 1 Winter	Neutral	Neutral (Not Significant)
	Visual Sensitivity High to Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Users of the Road Network				
Users of Warrensgreen Lane	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible to None	Minor to Negligible Adverse (Not Significant)
Users of Back Lane	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Neutral	Neutral (Not Significant)
Users of Dane End Lane	<i>Visual Value</i> Medium	Construction – Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	<i>Visual Susceptibility</i> Medium	Operation – Year 1 Winter	Low to Negligible	Minor to Negligible Adverse (Not Significant)
	Visual Sensitivity Medium	Operation – Year 15 Summer	Negligible	Negligible Adverse (Not Significant)

Summary of Residual Effects

- 18.11 A comprehensive and robust assessment of the potential impacts of the demolition / construction and operation phases of the Proposed Development has been undertaken. A summary of the significant residual effects during the demolition / construction and operational phases are outlined below.

Summary of Residual Effects during Construction

- 18.12 There would be significant residual effects during the construction phase, as follows:
- Tilekiln Farm House, & Barn to East of Farmhouse at Tilekiln Farm & Barn Group around Courtyard at Tilekiln Farm - moderate adverse effect with regard to built heritage due to sight and noise relating to the operation of construction equipment;
 - Tilekiln Farm, The Bungalows, Mendip Way, Grampian Place, Cromdale Walk, Future Proposed (residential/school) - moderate adverse effect on due to noise;
 - Landscape character of the Site - major adverse effect due to construction;
 - Residents of Great Ashby and Tilekiln Farm, and the users of the Hertfordshire Way - moderate adverse visual effects; and
 - Users of the PRow network within the Site - major adverse visual effects.

Summary of Residual Effects during the Operational Phase

- 18.13 There would be significant residual effects during the operational phase, as follows:
- Local housing market - moderate beneficial effect due to provision of 640 new homes;
 - Existing and future users of Mendip Way South – major adverse effect from road traffic noise;
 - Landscape character of the Site – moderate to major adverse landscape effects during operation year 1 winter and year 15 summer;
 - Users of the PRow network within the Site - major adverse visual effects during operation year 1 winter and year 15 summer.