Land South of Radwinter Road (East of Griffin Place), Saffron Walden
Rosconn Strategic Land
August 2021

BIDWELLS

Environmental Statement - Volume 3
Non-Technical Summary

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Background

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1.0 Introduction

1.1 This Non-Technical Summary (NTS) of the Environmental Statement (ES) has been prepared on behalf of Rosconn Strategic Land (hereafter 'the Applicant') to accompany an outline planning application submitted to Uttlesford District Council (hereafter 'UDC' or 'the Council') for the development of the Site for up to 233 dwellings (hereafter 'the Proposed Development').

1.2 The Proposed Development includes the construction of up to 233 residential dwellings including affordable housing, with public open space, landscaping and a sustainable drainage system (SuDS) with a vehicular access point from Radwinter Road.

1.3 The Proposed Development is located to the south of Radwinter Road (east of Griffin Place), east of Saffron Walden and lies within the jurisdiction of UDC.

1.4 An Environmental Impact Assessment (EIA) process has been undertaken for the Proposed Development. This is reported in an ES, submitted in support of the planning application.

1.5 The scope of the EIA has been discussed with the Council and its statutory consultees, and includes detailed studies on the following topics:

- Agriculture;
- Air Quality;
- Ecology;
- Flood Risk and Drainage;
- Landscape and Visual;
- Noise;
- Socio-Economics and Health;
- Transport; and
- Cumulative Impacts.

1.6 This ES presents an assessment of the likely significant environmental effects, both positive and negative. The ES informs decision makers and the public as to the environmental implications of the Proposed Development. The ES contains detailed environmental information in two other volumes; this NTS (Volume 3) provides an easily accessible summary of the ES, Volume 1 is the Main Report, and Volume 2 contains the Technical Appendices.

1.7 The planning application is also supported by a Planning Statement, which describes the Proposed Development, the context of planning policy, with other standalone reports as required for planning purposes.

Site Context

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2.0 Site Context

Land Use on Site

2.1 The Site is 18.3 hectares (ha) in size and is currently in use as arable farmland.

Transport and Access

2.2 The Site is accessed via Radwinter Road which runs along the northern boundary of the Site and connects to the town centre of Saffron Walden to the west, and the village of Sewards End to the east.

Archaeology and Heritage

2.3 The Saffron Walden Conservation Area is approximately 750m west of the Site.

2.4 There are no Scheduled Monuments on-site. The closest Scheduled Monuments to the Site are Tiptoft's Moated Site and Fishponds Scheduled Monument approximately 1.1km south east and the Maze Scheduled Monument is approximately 1.2km north west of the Site.

2.5 There are no Listed Buildings on the Site. The closest to the Site is Springfield Grade II Listed Building which is approximately 200m east of the Site.

2.6 With regard to Registered Parks and Gardens, The Maze Grade II Registered Garden is approximately 1.2km north west of the Site, Bridge End Gardens a Grade II* Registered Garden is approximately 1.9km north west and Audley End Grade 1 Listed Park and Garden is approximately 2.1km west of the Site.

Water

2.7 A minor watercourse flows west through the northern section of the Site alongside the existing track.

2.8 The closest section of Environment Agency designated Main River (eastern arm of The Slade) is located 567m west of the Site. The Slade flows west through Saffron Walden to its confluence with the River Cam approximately 3.2km west of the Site.

2.9 The Site is located within Flood Zone 1, as shown on the Environment Agency Flood Map for Planning. This is the area shown to be at low risk of river flooding with less than 1 in 1,000 annual probability of river flooding (<0.1%).

Ecology

2.10 The Site comprises an arable field, dominated by bare ground with areas of tall ruderal habitat in the field margin. The field boundaries of the Site are dominated by species rich hedgerows with scattered and mature trees.

2.11 There are no international sites designated for conservation on the Site or within 10km of the Site. Additionally, there are no nationally designated sites within 2km of the Site. The closest non-designated site for nature conservation is the Pounce Wood Local Wildlife Site (LWS) which is approximately 180m north of the Site. recr Wood and Martins Wood Ancient Woodland are approximately 150m north and 600m north east of the Site respectively.

Air Quality

2.12 The Site is not located within an Air Quality Management Area (AQMA) however, UDC have declared an AQMA for exceedances in annual mean nitrogen dioxide (NO_2) in the town centre of Saffron Walden. The boundary of the AQMA is approximately 800m west of the Site.

Geology and Soils

2.13 Geological data held by the British Geological Survey (BGS) shows that the bedrock geology underlying the Site is Chalk. Superficial deposits of Lowestoft Formation Diamicton are present within the south east of the Site. Soilscapes mapping indicates the underlying soil as freely draining lime-rich loamy soils.

Alternatives

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3.0 Alternatives

Alternatives

3.1 The EIA Regulations require an outline of the reasonable alternatives considered by the Applicant in developing the Proposed Development, alongside an indication of the main reasons for the chosen scheme with regard to environmental effects.

Site Alternatives

3.2 No alternative sites were considered by the Applicant. The Applicant has other landholdings in the area, however, these sites were not considered suitable for development as these are not well related to existing settlements and are not sustainably located.

3.3 The Site selected is adjacent to the existing built up area of Saffron Walden, which is a well-served town, and considered a suitable and sustainable location for development.

Design Alternatives - Link Road Alignment

3.4 During consultation with UDC and Essex County Council (ECC) in March 2021, discussions were undertaken to assess the future alignment of a potential link road through the Site to help facilitate possible future development aspirations, details of which are currently unknown.

3.5 Two different options for the link road were tested by the design team: a link road in the western extent of the Site and option two in the eastern extent of the Site.

3.6 Following detailed technical analysis, the western alignment has been selected as the preferred option for the Proposed Development. The reasons for this are provided below.

Highways

3.7 There are a number of constraints associated with an eastern alignment in relation to the positioning of the new junction on Radwinter Road. Firstly, the Applicant does not own or control any land immediately to the east of the Site fronting Radwinter Road, therefore, the position of a roundabout would require land under the Applicant's control and/or existing adopted highway in order to satisfy forward visibility requirements associated with the junction.

3.8 Secondly, the horizontal alignment of Radwinter Road at the eastern extent of the Site is challenging with a level difference of between 4-5m. Substantial earthworks and a significant realignment of Radwinter Road would be required to deliver a roundabout junction at this location.

3.9 Thirdly, the extent of the realignment and earthworks would result in a substantial amount of dense vegetation (including mature trees) to be removed. This junction would also impact on the existing watercourse whereby a culvert under the new link road would be required.

Utilities

3.10 There are a number of key constraints in relation to existing utilities that have been identified in relation to an eastern alignment relief road that would not be a consideration with the proposed western alignment relief road corridor. These include an active oil pipeline that would need to be re-routed due to its depth, the likely required gradient of the road and the topography in this area. This would be prohibitively difficult given the pipeline serves key infrastructure, including airports.

Arboriculture

3.11 To facilitate the eastern link road alignment, approximately 160m of roadside mature boundary vegetation would need to be removed. In addition, a roadside copse of ash trees (approximate area of 500m^2) would also need to be removed.

3.12 Vegetation removal to allow for the western road alignment is considerably less with approximately 113m of the existing hedgerow would need to be removed. Some additional pruning of the remaining hedgerow would also

be required. The wetland area to the immediate south of Radwinter Road where the junction is proposed provides ample space for new planting to mitigate the loss of vegetation.

Landscape and Visual Impact

3.13 The positioning of a new junction on Radwinter Road at the eastern end of the Site will significantly alter the landscape character by removing the special elements that contribute to its character. The urbanising effect of a new junction at this location would, in effect, result in a more urbanised edge to Saffron Walden, which in turn could be regarded as contributing to the coalescence of Saffron Walden with Sewards End.

Proposed Development

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4.0 Proposed Development

Development Overview

4.1 The application will be made in outline, with all matters reserved for future approval, with the exception of access.

4.2 The full description of development is:

Outline planning application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Radwinter Road. All matters reserved except for means of access.

4.3 The Proposed Development has evolved in accordance with twelve design principles and following extensive consultation with UDC and ECC. This resulted in the formation of the Illustrative Masterplan as shown in **Figure 4.1**.

Residential Development

4.4 Outline planning consent is sought for 233 residential dwellings which equates to an average residential density of circa 35 dwellings per net developable hectare.

4.5 The specific mix of dwellings will be agreed through future reserved matters applications.

Figure 4.1: Illustrative Masterplan

4.6 The Proposed Development will provide a range of unit types in terms of size, ranging from 1/2 bedroom flats, 2-bedroom units and up to 4 bedroom homes. An indicative housing mix is provided in **Table 4.1.**

Table 4.1: Housing Mix

HOUSE TYPE AND NUMBER OF BEDS	APPROXIMATE NUMBER
1 bed flat	31
2 bed flat	30
2 bed house	73
3 bed house	78
4 bed house	21

Landscaping

4.7 The landscape strategy for the Site has been driven by the Site's existing key views in and out of the Site, to enhance connections into the wider existing community.

Health and Wellbeing

4.8 The landscape strategy focuses on the health and wellbeing of future residents and future users of the key spaces of the Site.

Social

4.9 A number of social civic opportunities have been created within the design for the key spaces that provide the means for community events or small pop-up social events.

Play

4.10 Two formal play spaces (Local Equipped Areas of Play [LEAPs]) are included as part of the Proposed Development.

Recreation

4.11 The proposed Green Infrastructure will provide a connected movement network for pedestrians and cyclists linking the Proposed Development to Saffron Walden and existing Public Right of Way (PRoW) network through the outlying countryside. The network will also link key spaces within the Site, providing convenient access to a variety of recreational activities and a circular loop around the Proposed Development.

Green Infrastructure Network

4.12 The vision for the Proposed Development is to establish a sustainable landscape through a strong Green Infrastructure network which sensitively integrates and enhances the existing Green Infrastructure and promotes the creation of new Green Infrastructure into the design.

4.13 A series of linked key spaces will be formed on the Site as a network. These spaces include:

High Land Park

4.14 High Land Park will be a multifunctional space on higher land at the south east of the Site with expansive views to Saffron Walden. The space proposes to incorporate meadowland, a viewing area with seating and native planting woodland blocks.

Green Corridors

4.15 The Green Corridors are internal linear open spaces that follow the landform falling from the High Land Park to the south/east to the wetland area to the north of the Site. The Green Corridors will contain a mixture of functional open space areas as well as semi-natural areas.

Church Corridor

4.16 The Church Corridor is a green street and view corridor that frames the view from the Site to St Mary's Church. The Corridor connects the High Land Park to the Western Neighbourhood Green.

4.17 A wide verge with tree planting, pedestrian and cycle connections are accommodated within the Church Corridor.

Wetland Edge

4.18 The Wetland Edge will front directly onto a large naturalistic space to the north of the Site. This combines swathes of meadow, native planting, existing hedgerows and wetlands to create an ecologically diverse space.

Rural Edge

4.19 The Rural Edge will wrap around the north east and south east of the Site and will incorporate a variety of landscape types including existing densely wooded edges.

Drainage Strategy

4.20 The proposed drainage strategy for the Site is an integral part of the Green Infrastructure design and aims to work with the existing topographical features and control surface water runoff from the Proposed Development through the use of SuDS, such as open channel swales and basins.

Open Space

4.21 The Proposed Development will create a total of 10.09ha of green space as shown in **Table 4.2**.

Table 4.2: Open Space Provision

OPEN SPACE CATEGORY	SITE PROVISION (HA)
Parks and Gardens*	0.59
Natural/Semi Natural Green Space	1.66
Amenity Green Space	1.02
Hybrid Green Space**	6.82
Total	**10.09**

* Including provision for children and young people

** Natural/semi natural amenity

Access

4.22 Primary vehicular access will be provided from a new access on Radwinter Road. The alignment of the Primary Route and the space made available for its junction arrangements are such that the route and its junction could, if required, be made available for further works to accommodate a future link road to development to the south, so not to preclude future growth in this part of Saffron Walden.

4.23 The public transport strategy for the Proposed Development includes provision for bus stops on Radwinter Road. The primary route has been designed to accommodate bus movements and allows the potential for bus services to enter the Site if this is required in the future.

Construction

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5.0 Construction

5.1 Construction is planned to start in 2023, subject to securing planning permission, with the first properties available later in 2024. The Proposed Development is anticipated to be completed approximately seven years following commencement.

5.2 A phased approach will be applied to construction of the Proposed Development which will minimise potential environmental impacts. Construction environmental impacts can be further mitigated through a Construction Environmental Management Plan (CEMP), which can be secured via a suitably worded planning condition attached to the outline permission.

Environmental Impact Assessment

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6.0 Environmental Impact Assessment

6.1 The EIA has been carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). The purpose of the EIA is to identify the likely significant environmental effects of the Proposed Development, and to provide measures that will avoid or minimise any negative effects, and maximise positive effects, the ES provides a report on this process.

6.2 An EIA has been volunteered by the Applicant, to ensure a robust assessment of the likely environmental effects of the Proposed Development has been undertaken, and that this environmental information is presented to UDC, to help inform their decision making processes.

6.3 To inform the content of the EIA, a formal scoping request was submitted to UDC in March 2021, however, at the time of writing, UDC have not responded to this request, notwithstanding the five week period as prescribed by the EIA Regulations have since passed, without an agreed extension of time. On this basis, the scope of the EIA remains as submitted, whilst also taking into account the statutory consultee responses which have been received as part of this process.

6.4 The topics included within the EIA are, therefore, as follows:

- Agriculture;
- Air Quality;
- Ecology;
- Flood Risk and Drainage;
- Landscape and Visual;
- Noise;
- Socio-Economics and Health;
- Transport; and
- Cumulative Impacts.

Methodology

6.5 Expert consultants were appointed to assess the impacts of the Proposed Development using recognised methods for each topic. The next section summarises the findings of their topic specific assessments.

Summary of Effects

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7.0 Summary of Effects

Agriculture

7.1 The Site currently comprises two arable fields and an agricultural building in the north. These include 3.8ha of grade 2 quality agricultural land and 13.1ha of subgrade 3a land.

7.2 The land within the Site is tenanted out as part of a wider c160 ha holding. The tenant uses a contractor to farm the land, most of which is in arable rotation with the exception of one field which is grass.

7.3 The Site is underlain by two main soil types:

- Calcareous clays and heavy clay loams over chalk with permeable subsoil of variable depth. These soils underlie approximately 13.1ha (76%) of the Site; and
- Deep clays in the south and east comprising calcareous clay topsoil over slowly permeable clay subsoil. These soils underlie approximately 3.8ha (22%) of the Site.

7.4 The Proposed Development will result in a loss of agricultural land. There is no mitigation for this loss which in this case is regarded as a minor adverse effect.

7.5 The effect of the Proposed Development through loss of agricultural land is likely to result in a reduction in net farm income for the tenant. The residual effect for this loss is considered to be minor adverse.

7.6 The Proposed Development could potentially result in the loss of all topsoils as a consequence of stripping and stockpiling during the construction phase if not carefully managed. Mitigation for potential loss or damage to soil resources is available in the form of a site specific Soil Management Plan (in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites). This should include:

- Depth and method of topsoil stripping and stockpiling;
- Identification of landscaping topsoil requirements and assessment of suitability and availability of on-site resources; and
- Means of subsoil protection from compaction damage (specific pathways and restricted areas for construction traffic) and remedial measures (such as ripping/ subsoiling) to remove damage.

Air Quality

7.7 The air quality impacts associated with the Proposed Development have been assessed.

7.8 UDC, through comprehensive assessment of air quality across the District have found that Nitrogen Dioxide (NO_2) concentrations have historically exceeded the UK objective limit at a number of locations within Saffron Walden. This has resulted in an AQMA being declared incorporating an area of radius 1.4km centred on Elm Grove. Recent monitoring has shown a downward trend in pollution concentrations within the town with none of the monitoring sites recording an exceedance of the NO_2 objective during 2019.

7.9 The key issues relating to air quality are considered to be:

- Nuisance and health impacts as a result of dust and PM_{10} emissions during the construction phase;
- Impacts on existing human receptors as a result of construction traffic related emissions of NO_2 and particulates (PM_{10} and $PM_{2.5}$);
- Impacts on existing human receptors as a result of operational traffic related emissions of NO_2 and particulate matter; and
- Impacts in relation to new exposure through the introduction of new residential receptors to the Site.

7.10 The construction assessment has focussed on nuisance dust and particulate matter, while the operational assessment has concentrated on Nitrogen Dioxide (NO_2) and particulate matter with an aerodynamic diameter of less than 10 µm (PM_{10}) and of less than 2.5 µm ($PM_{2.5}$), the pollutants most associated with traffic emissions.

7.11 It is inevitable that with any development, demolition and construction activities will cause some disturbance to those nearby. Dust arising from most construction activities tends to be of a coarse nature, which through dispersion by the wind can lead to soiling of property including windows, cars, external paintwork and laundry.

7.12 Due to the proximity and number of nearby residential receptors, the Site is considered to have a moderate adverse impact with regards to dust soiling and PM_{10} concentrations. However, following the implementation of appropriate mitigation measures, impacts associated with the construction of the development are negligible and not significant.

7.13 The assessment has used detailed modelling to predict the impact of operational traffic on local air quality, particularly within the Saffron Walden AQMA.

7.14 The assessment has predicted a negligible impact on local air quality. No mitigation of operational impacts is therefore considered necessary. However, the following mitigation measures have been incorporated into the scheme design to help further reduce emissions:

- Secure cycle storage for residential units without covered parking or garages;
- Passive provision for electric charging points will be provided for all on-plot car parking spaces;
- A travel pack will be provided to all residents as part of the Travel Plan measures setting out public transport options, promoting cycling and walking routes;
- A Travel Plan (TP) will be developed for the Site which will implement measures to encourage the use of alternative more sustainable modes of transport and reduce the use of single occupancy car journeys;
- Where provided, all gas fired boilers will meet a minimum rating of <40 $KgNO_x/kWh$;
- Provision of a bus stop on Radwinter Road in close proximity to the new Site access point providing access to services between Audley End Railway Station and Haverhill and providing an additional point on the east/west route connecting secondary schools in the area;
- Provision of large public open space area for recreational purposes, reducing the need for residents to travel further afield for recreational needs; and
- Provision of extensive walking and cycling routes through the Site connecting with routes through new development areas to the west and with Radwinter Road.

7.15 It is also noted that the Site is within walking distance of bus stops serving local bus routes between Saffron Walden and Stansted Airport and Bishops Stortford, plus a local circular route to various destinations within the town.

Ecology

7.16 An Ecological Impact Assessment has been undertaken in line with current best practice guidance. A Desk-Based Assessment was undertaken to identify records of protected and/or notable habitats and species, and designated nature conservation sites in the vicinity of the Site. Field survey data was collected over 2020 and 2021 for the following species or species groups; riparian species (white-clawed crayfish, otter and water vole), badger, hazel dormouse, bats, great-crested newt, birds and reptiles. Information relating to badgers is provided under a separate Confidential Appendix (**Appendix 8.4** of the ES) due to the risk of persecution.

7.17 No evidence of otter, water vole or white-clawed crayfish was recorded and the ditch on-site was considered suboptimal for supporting these species due to lack of water. At the time of writing, surveys to determine the presence/absence of hazel dormouse were underway, the initial survey in May 2021 did not record this species, and until survey data is complete, a precautionary approach has been taken assuming presence.

7.18 All trees with bat roost potential are being retained and survey work is on-going to determine the nature of the bat roost present, and if necessary, a Natural England licence will be required if hedgerow loss is likely to affect this roost.

7.19 No ponds suitable for supporting great crested newts were identified within 250m of the Site boundary. A variety of farmland and urban birds are likely to use the Site for foraging and nesting and impacts have been minimised through additional planting and could be enhanced via bird box provision. Loss of arable habitat and arable habitat dependent bird species will be permanent to accommodate the scheme but impacts are considered to be limited due to the limited arable loss compared to availability in the wider landscape. There is a low risk of reptiles being present.

7.20 The Proposed Development includes retention of green corridors and enhancement of habitats through the creation of new hedgerows, tree planting, attenuation features and grasslands to deliver a measurable biodiversity enhancement.

7.21 Significant tree, scrub and hedgerow planting has been designed to enhance habitat connectivity and potentially enhance the Site for birds, dormice, foraging/commuting bats and reptiles.

7.22 Site management during construction would include pollution prevention, biosecurity and good environmental Site measures to minimise ecological impacts to watercourses and LWS. The CEMP will include the requirement for pre-commencement surveys for nesting birds (if vegetation is removed during the breeding season) and reptiles under a Reasonable Avoidance Method Statement, badgers and otters and water voles. Appropriate mitigation put in place to comply with legal obligations, including where necessary, obtaining a European Protected Species Licence. Impacts from construction and operational lighting will be controlled via ecologically sensitive lighting plans secured via planning condition.

7.23 With the above mitigation put in place, together with proposed embedded enhancements, the Proposed Development is anticipated to deliver new, good-quality habitat and no significant negative impacts to ecology are anticipated to occur from the Proposed Development alone or in-combination with other schemes. There is anticipated to be a net measurable biodiversity enhancement deliverable at the reserved matters stage, assuming the measures set out are implemented, controlled via appropriate planning conditions including a Landscape and Ecological Enhancement Strategy and CEMP agreed with the LPA.

Flood Risk and Drainage

7.24 The Flood Risk and Drainage Assessment details the potential receptors and assesses the likely impacts of the Proposed Development on the water environment. It considers a range of elements, including flood risk, water quality, surface water drainage and foul water drainage.

7.25 The Proposed Development is at low risk of flooding from the potential sources assessed.

7.26 Potential environmental impacts arising from the construction phase are short compared to the overall life of a development. Appropriate mitigation measures are identified, and their implementation through a CEMP will mean that the residual effects arising from the construction phase of the Proposed Development are negligible.

7.27 During the operational phase, the Proposed Development will result in an increase in the extent of impermeable area. This will generate an increase in surface water runoff from the Site, which will be addressed by an appropriate Surface Water Drainage Strategy. Following its implementation, the residual effects from the Proposed Development are considered to be minor beneficial. Ensuring there is no increase in surface water runoff to the watercourse within the north of the Site in a high magnitude storm, will provide some betterment compared to the existing conditions.

7.28 Overall, the potential environmental impacts from the Proposed Development on flood risk and drainage are considered negligible.

Landscape and Visual

7.29 An assessment has been made of the likely significant effects of the Proposed Development on landscape and visual receptors. The assessment follows the Guidelines for

Landscape and Visual Impact Assessment 3rd Edition.

7.30 Following a thorough field assessment undertaken to understand the local landscape character, the following landscape receptors were scoped into the assessment:

- Landscape elements and resultant landscape patterns;
- Local Landscape Character; and
- Cumulative effects on Local Landscape Character.

7.31 During the field assessment, the visual context was also appraised to review the visibility of the Site and Proposed Development. On the basis of the findings, the following visual receptors were scoped into the assessment:

- Group 1: Views from Radwinter Road, north-west and north-east of the Site;
- Group 2: Views from PRoW network north of Radwinter Road;
- Group 5: Views from the Harcamlow Way, north west of the Site; and
- Cumulative effects on visual receptors represented by Groups 1, 2 and 5.

7.32 Following the field assessment to understand the key landscape and visual sensitivities, primary mitigation was proposed for inclusion in the Proposed Development. This includes a variety of mitigation measures which are designed to minimise impacts on the existing landscape elements and resultant landscape patterns, and to introduce characteristic landscape features to the Site. Proposed open spaces and other green infrastructure as a result of the Proposed Development will account for 55% of the Site.

7.33 Integration of primary mitigation to the Proposed Development has minimised impacts on landscape and visual receptors scoped into the assessment, as summarised below.

7.34 With regard to landscape receptors, during the construction phase, the introduction of uncharacteristic materials, machinery and levels of movement would result in a moderate-major adverse effect on landscape elements of the Site and the resultant landscape patterns. The construction activity and further erosion of the existing local landscape character would result in a moderate adverse effect on local landscape character and a minor adverse effect on the settlement identify of Sewards End. However, due to design measures incorporated into the Proposed Development, and the retention of the majority of tree belts within the Site, once the Proposed Development is constructed and mitigation has matured (after 15 years), it is judged that all landscape receptors will experience impacts no greater than minor. After 15 years, these landscape features will have matured to create a well-established, landscape framework in which the proposals sit. Approximately 55% of the Site is proposed as Public Open Space, and within these spaces vegetation types typical of the local landscape will be introduced. The introduction of a rich network of varied, but typical landscape features will, therefore, have a benefit to the landscape elements and landscape patterns of the Site. On this basis, the assessment of residual effects concludes that the Proposed Development will result in a neutral Impact on landscape features and overall landscape pattern of the Site. While the introduction of these elements will also have benefits to the local landscape character, and at maturity will ensure the Proposed Development is well integrated to the local landscape character, in recognition of the erosion of the rural character to the east of Saffron Walden, the overall residual impact on the local landscape character is judged to be minor adverse. While it is recognised that the rural character of the landscape east of Saffron Walden will be eroded, it is judged that the 0.25km separation distance between the Proposed Development and Sewards End, will ensure that it continues to be experienced as a separate settlement. The overall effect is judged to be minor adverse.

7.35 With regard to visual receptors, the assessment has identified that due to the localised topography and patterns of vegetation, the Site has a very constrained visual envelope. Close range views of the Site will be limited to those along Radwinter Road (Group 1). During the

construction phase, receptors of this view will experience views of the proposed access road construction for a short stretch (experienced as an altered view for approximately 200m, although the length of vegetation removed is approximately 130 metres). The removal of vegetation to facilitate the access will allow for glimpsed and partial views of construction of the wider Site. This will result in a minor adverse effect to receptors experiencing within Group 1 during construction. Once the road is complete, and the mitigation planting within the Site has matured, it is judged that this effect will not be significant.

7.36 Typically, the local undulations in topography restrict views of the Site and of the Proposed Development. However, two locations have been identified where the elevated topography allows for panoramic views across to the Site. These are from the PRoW network north of Radwinter Road (Group 2) and from Harcamlow Way, north-west of the Site (Group 5). In both instances elevated and panoramic views to the eastern edge of Saffron Walden are possible and the Site is visible as two arable fields at the junction between the wider rural setting and the settlement edge of Saffron Walden. During the construction phase, uncharacteristic materials and levels of activity and movement will be visible on the Site, in the background of the view. It will be viewed alongside the Linden Homes development, and viewed as an extension of residential development into the countryside surrounding Saffron Walden. During the construction phase, this will result in a moderate-major (Significant) effect on receptors of Group 5 and a Moderate Effect on receptors within Group 2. For Group 2, as a result of the mitigation designed into the Proposed Development, once construction is complete and the mitigation planting has matured, the overall effect will have reduced to minor adverse. Due to its elevation and the low incidence of intervening vegetation to screen views, Group 5 receptors will, however, continue to experience moderate adverse effects (Not Significant), as a result of views experienced of residential development extending into the elevated, rural landscape.

Noise

7.37 The assessment has considered the likely significant environmental effects from noise and vibration during both the construction and operational stages of the Proposed Development.

7.38 The assessment has shown that significant noise effects are possible from the construction of the Proposed Development when construction works are undertaken on the Site boundary close to the existing surrounding receptors. However, this is only likely to happen for a relatively short period of time, with the majority of the construction works involving activities that are further from existing receptors. Where the construction works are further from the existing receptors, no adverse effects are expected.

7.39 A number of measures broadly falling under the heading of ‘Best Practicable Means’ have been set out in the assessment to manage noise during the construction works, particularly where the works are close to receptors.

7.40 No significant effects are expected as a result of vibration from the construction works, other than where works such as vibratory compaction are undertaken close to the existing surrounding receptors. Again, the duration of such activities will be short, and it is expected that the management of the works will further reduce the impact.

7.41 No significant effects are expected as a result of construction traffic along the roads surrounding the Site.

7.42 Off-site road traffic noise is unlikely to give rise to any significant effects along the roads surrounding the Site.

7.43 The main cumulative effect due to the combined noise from the Proposed Development and other consented schemes in the area is off-site road traffic noise, however, this is unlikely to give rise to any significant effects along the roads surrounding the Site.

Socio-Economics and Health

7.44 A Socio-Economic Assessment and Health Impact Assessment has been carried for the Proposed Development. With regards to the Health Assessment; best practice health impact guidance from the London Healthy Urban Development Unit (HUDU) has been considered along with regard to the UDC Health and Wellbeing Impact Checklist which covers similar themes and topics relating to health.

7.45 The Site is located within Ashdon Ward but is in close proximity to Saffron Walden Castle Ward and Saffron Walden Shire Ward. Saffron Walden is one of four market towns within Uttlesford and is one of the most densely populated areas of Uttlesford. The local area has a growing population, although growth is slightly less for the overall growth of Uttlesford.

7.46 While the age structure in the local area is similar to the Uttlesford district and regional averages, there is considerable variation between the wards. The population of over 65s in Uttlesford is expected to increase, with a forecasted decrease in the working age population.

7.47 Uttlesford is generally affluent with few areas of deprivation. All of the local wards are within the 40% least deprived neighbourhoods. Uttlesford and the local area generally have lower unemployment than the regional average.

7.48 There is a need for both market and affordable housing in the district. House prices in Essex are higher than the East of England and England regional averages, while house prices in Uttlesford are estimated to be 12 times the average income in Uttlesford.

7.49 There is current capacity at primary schools within Saffron Walden and over the next ten years, although a new primary school is likely to be needed to accommodate the demand from new housing planned in Saffron Walden. It should be noted that land for provision of a new primary school has been included in the housing development schemes (UTT/16/1856/DFO and 17/2832/OP) located just to the west of the Site. While there is limited capacity at the secondary school in Saffron Walden, there is capacity at Joyce Frankland Academy in Newport.

7.50 Local health indicators show that the average life expectancy in Uttlesford is higher than the national average, and similarly the level of obesity amongst local people is lower than the national average.

7.51 The construction of the Proposed Development would result in temporary employment during the construction period, which would further create indirect jobs in the supply chain and from spending of earnings of those employed. The effects of the Proposed Development on employment creation would be of minor beneficial significance.

7.52 The Proposed Development would result in an increase in the housing supply, including affordable housing, which would contribute to meeting the identified housing need. The increase in housing supply is considered to be of moderate/minor beneficial significance. The Proposed Development would also provide public open space for residents of the development and the existing local community, which is considered to be of minor beneficial significance.

7.53 Once the Proposed Development is completed, there would be a small increase in population in the local area which would increase demand on public services, in particular education and healthcare facilities. The increase in population and resultant increase in demand for education and healthcare facilities is considered to be of minor adverse significance. The increase in population would, however, also result in an increase in working age people and an increase in spending, which is considered to be of minor beneficial significance.

7.54 The HUDU Rapid HIA checklist considered potential health impacts as a result of the Proposed Development across eleven key topic areas. Across the eleven topics of focus, none of the relevant health considerations are expected to see a negative impact. A large number of the points considered do have minor positive or neutral benefits for existing and new residents in areas such as housing design and inclusivity, and access to open space.

7.55 The level of open space to be included within the Proposed Development gives rise to opportunities for an increase in the level of physical activity for new and existing residents in the area. Increased levels of physical activity or indeed simply spending time outdoors can have a positive effect on physical and mental health and wellbeing.

7.56 A cumulative assessment was carried out, which considered six consented and planned developments in combination with the Proposed Development. The combined developments would provide considerable benefit in terms of meeting the housing needs in the district and providing temporary employment during the construction phases. The combined developments would result in increased pressure on existing education and healthcare facilities. However, two of the committed developments include provision of land for a new primary school and most of the developments include financial contributions for education and healthcare. With the inclusion of land for primary school provision and financial contributions towards education and healthcare, no significant cumulative effects are predicted.

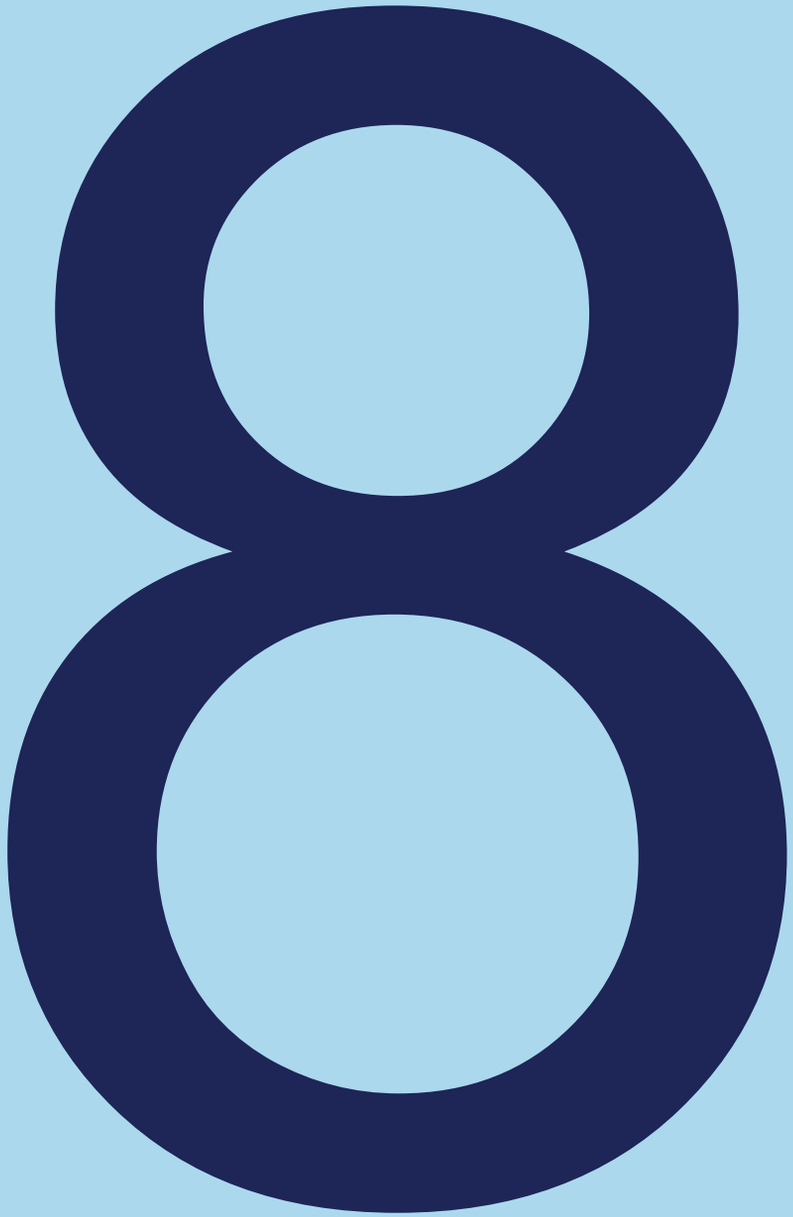
Transport

7.57 Potential impacts arising from the Construction phase of the Proposed Development will be of short term duration compared to the overall life of the development. Appropriate mitigation measures are identified, and their implementation through a CEMP will mean that the residual impacts arising from the construction phase of the Proposed Development will be minor adverse.

7.58 During the operational phase, the Proposed Development will result in an increase in traffic flows within the study area, which is considered to have a minor adverse impact in all areas, with the exception of driver delay, where a moderate adverse impact is predicted. Mitigation measures have been identified including a package of highway works that, when implemented, will result in the residual impact on driver delay to be minor adverse.

7.59 Overall, the potential environmental impacts from the Proposed Development on transport are considered minor adverse following the implementation of the mitigation measures.

Residual Effects



8.0 Residual Effects

8.1 Through the undertaking of the EIA that is presented within the ES, necessary mitigation has been proposed to reduce or eliminate potential adverse impacts as a result of the Proposed Development. All necessary mitigation will either be secured through the use of appropriately worded planning conditions, appended to any outline planning permission or legal agreement. Following completion of the environmental assessments, a summary review has then been undertaken to identify all residual impacts that will remain after this mitigation has been implemented.

Agriculture

8.2 Following the implementation of mitigation, there will be **minor adverse** effects on agricultural land resources and agricultural land users, and **negligible** residual effects on soil resources.

Air Quality

Construction Phase

8.3 Following implementation of the measures that will be incorporated into the site-specific CEMP, the residual effects will be **negligible** and, therefore, not significant.

Operational Phase

8.4 Following incorporation of the mitigation measures within the scheme design, residual effects will remain **negligible** and not significant.

Ecology

8.5 Following the implementation of a CEMP, residual construction effects were considered to be **negligible**.

8.6 Once operational, residual effects ranged from **minor adverse** to **minor beneficial** and were not considered to be significant.

Flood Risk and Drainage

8.7 With the identified mitigation including the sustainable drainage system, as outlined in the Drainage Strategy, the residual effects are deemed to be **negligible** with the exception of surface water quality which will have a **minor beneficial** residual effect.

Landscape and Visual

8.8 Following the implementation of the mitigation measures outlined in Chapter 10, visual receptors in Group 5 (users of Harcamlow Way, will experience **moderate adverse** (not significant) effects at the residual stage (15 years' post completion). Residual effects on other visual receptors ranged from **minor adverse** to **negligible**.

8.9 With regards to landscape, the assessment of residual effects concluded that the Proposed Development will result in a **minor neutral** effect on landscape features and overall landscape pattern of the Site.

8.10 The overall residual effect on the local landscape character was considered to be **minor adverse** and the residual effect on the settlement identity of Sewards End was **minor/ negligible adverse.**

Noise and Vibration

8.11 Following the implementation of a CEMP, there will be **minor adverse** construction noise effects at Pearson Road, Sativus Close, Fairfax Drive, **major adverse** effects at Turnip Hall Farm and **negligible** effects at 1 Radwinter Road. However, when considering the average distance from receptors, construction noise was considered to be **negligible.** Noise, as a result of construction traffic and construction vibration, were also considered to be **negligible.**

8.12 Noise, as a result of operational traffic movements, ranged from **negligible to minor adverse.**

Socio-Economics

8.13 The Socio-Economic Assessment concluded there will be **minor beneficial** residual effects as a result of construction employment, increase in economic growth, open space provision, crime reduction and safety and **moderate/minor** beneficial residual effects in terms of housing provision. There will be **minor**

adverse residual effects as a result of demand in education, population increase and demand on healthcare services.

Transport

8.14 Following the implementation of a CEMP, construction residual effects will be **minor adverse.** Once operational, all residual effects were also considered to be **minor adverse** with the exception of severance which was considered to be **negligible.**

8.15 **Table 8.1** provides a summary of the mitigation measures proposed, and the residual effects arising from the Proposed Development.

Table 8.1: Summary of Mitigation and Residual Effects

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Agriculture	Loss of grade 2 agricultural land	Minor Adverse	N/A	N/A	Minor Adverse
	Loss of subgrade 3a agricultural land	Minor Adverse	N/A	N/A	Minor Adverse
	Loss or damage to soil	Moderate Adverse	Site-specific Soils Management Plan	Planning Condition	Negligible
	Loss of 13.1ha of tenanted land with 1 year on contract	Minor Adverse	Phased development allowing use of land up to termination of contract/completion of construction which can be outlined in a CEMP	Planning Condition	Minor Adverse
Air Quality	Impact of Construction Dust and PM_{10}	Moderate Adverse	CEMP	Planning Condition	Negligible
	Impact of Operational Traffic NO_2, PM_{10} and $PM_{2.5}$	Negligible	Implementation of a Travel Plan	Planning Condition/Legal Agreement	Negligible
	New Exposure NO_2, PM_{10}, $PM_{2.5}$	Negligible	N/A	N/A	Negligible
Ecology	Sediment/pollution to Pounce LWS during the construction phase	Moderate/Minor Adverse (Site Level)	CEMP	Planning Condition	Negligible (Site Level)
	Arable and arable field margins - Permanent loss of habitat	Major/Moderate Adverse (Site Level)	None	N/A	Major/Moderate Adverse (Site Level)
	Semi-improved neutral grassland - loss during construction	Moderate Adverse (Site Level)	LEMP at reserved matters stage to set out how measurable biodiversity enhancement will be achieved through an appropriate native species mix	Planning Condition	Minor Beneficial (Site Level)

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Ecology	Hedgerows - Landtake and removal of species-rich hedgerow to facilitate site access	Moderate/Minor Adverse (Site Level)	Embedded mitigation includes provision for net hedgerow enhancement Enforcement of adequate Root Protection Areas (RPAs) in line with BS 5837:2012 Trees in Relation to Design, Demolition and Construction Replacement hedgerow planting to ensure native species rich mix as detailed within a LEMP agreed at the reserved matters stage	Design as proposed Planning Condition Planning Condition	Minor Beneficial (Site Level)
	Watercourses - impact on watercourses during construction	Minor Adverse	Existing watercourse safeguarded through CEMP	Planning Condition	Negligible
	Watercourses - Net enhancement of standing water habitat through SuDS scheme	Negligible	LEMP at reserved matters stage setting out how the water features within the final SuDS design will use native species mix to enhance this habitat over the long term	Planning Condition	Minor Beneficial (Site Level)
	Reptiles - Impact to reptiles during construction	Moderate Adverse (Local Level)	Reasonable Avoidance Method Statement (RAMS) included within CEMP	Planning Condition	Minor Adverse (Site Level)
	Reptiles - Enhancement of reptile habitat	Minor Beneficial (Site Level)	LEMP at reserved matters stage to set out measures to enhance habitat on-site for reptiles	Planning Condition	Minor Beneficial (Local Level)
	Birds - Impact on farmland birds through loss or arable crop habitat	Moderate Adverse (Local Level)	Creation of habitats to benefit wider skylark foraging insects through increasing invertebrate diversity (attenuations ponds/native planting)	Design as proposed	Minor Adverse, (Site Level)
	Birds - Impact on nesting birds during construction	Moderate Adverse (Local Level)	Vegetation removal and any demolition will be undertaken outside of the bird breeding season (March - August inclusive) or under ecological supervision as specified in the CEMP	Planning Condition	Negligible
	Birds - Impact on generalist birds through increased provision of nesting and foraging habitat	Negligible/Minor Beneficial (Local Level)	LEMP to set out detailed landscape planting for benefit of urban and farmland birds including details of nest boxes	Planning Condition	Minor Beneficial (Local Level)

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Ecology	Bats - Impact on bat roosts during construction, including disturbance of construction lighting on foraging and commuting bats	Moderate/Minor Adverse (Site Level)	CEMP to include construction lighting mitigations, and precautionary method statement should a bat be suspected or found during demolition works (low likelihood) should cease and a bat ecologist contacted	Planning Condition	Negligible
	Bats - Removal of hedgerow affecting bat roost in T5	Moderate/Minor Adverse (Local Level)	Further nocturnal survey confirmed roosting sites during peak maternity period (June and July) to inform mitigation. Destruction of roosts under European Protected Species (EPS) licence granted by Natural England or a site registration under the Bat Low Impact Class Licence (LICL) with accompanying bat mitigation plan which will include details of replacement roosting provision Biodiversity enhancements including the provision of bat boxes on retained standard trees enhance roosting habitats for roosting bats	Planning Condition(s)	Minor Beneficial (Site Level)
	Bats - Creation of attenuation ponds and new planting, strengthening of boundary planting for foraging/commuting bats	Negligible/Minor Beneficial (Local Level)	LEMP at reserved matters stage to include detail on enhancing habitat for foraging and commuting bats	Planning Condition	Minor Beneficial (Local Level)
	Hazel Dormice - Impacts to hazel dormice during construction	Minor Adverse (Local Level)	CEMP and if required EPS Licence from Natural England	Planning Condition	Negligible
	Hazel Dormice - Enhancement of hazel dormice habitat embedded in layout	Negligible/Minor Beneficial	The LEMP at reserved matters stage to set out how new hedgerows will maintain connectivity for hazel dormice and hedgerow species selection and planting density for their benefit	Planning Condition	Minor Beneficial (Local Level)
	Hazel Dormice - Risk of predation from cats introduced from residents of the Proposed Development	Minor Adverse (Local Level)	Complete surveys. The LEMP (and, if needed, EPS mitigation strategy) to set out how new hedgerows will be maintained and be supplementary planted with appropriate species mix and density to minimise predation	Planning Condition	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Ecology	Otters & Water Voles - Impact on otters and water vole during construction	Minor Adverse (Site Level)	Pre-commencement riparian mammal survey and, if present, appropriate mitigation implemented prior to works commencing. Excavations will be covered overnight or left with a plank of wood or similar to ensure that otters do not become trapped. Furthermore, all chemicals will be stored securely as set out in a CEMP	Planning Condition	Negligible
	Otters & Water Voles - Impact on otters and water vole through enhancement of habitat	Negligible/Minor Beneficial (Site Level)	LEMP at reserved matters stage to include detail on enhancing the habitat on-site for otter and water vole	Planning Condition	Minor Beneficial (Site Level)
	Impacts on brown hare and hedgehog during construction	Minor Adverse (Site Level)	CEMP to include measures to safeguard hedgehogs and brown hare during construction	Planning Condition	Negligible
	Enhancement of habitats for hedgehogs and terrestrial invertebrate assemblages	Negligible/Minor Beneficial (Site Level)	LEMP at reserved matters stage to set out detail of planting for benefit of hedgehogs, invertebrates and installation of bug boxes	Planning Condition	Minor Beneficial (Site Level)
Flood Risk and Drainage	Impacts of construction on watercourse water quality	Moderate/Minor Adverse	CEMP	Planning Condition	Negligible
	Impacts of construction on watercourse flood risk and temporary flood risk	Minor Adverse/ Negligible	CEMP	Planning Condition	Negligible
	Impacts of construction on watercourse geomorphology	Minor Adverse/ Negligible	CEMP	Planning Condition	Negligible
	Impacts of construction on surface water flood risk and temporary surface water flood risk	Minor Adverse	CEMP	Planning Condition	Negligible
	Impacts of construction on surface water quality	Moderate/Minor Adverse	CEMP	Planning Condition	Negligible
	Impacts of construction on groundwater	Minor Adverse/ Negligible	CEMP	Planning Condition	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Flood Risk and Drainage	Impacts of construction on the public sewer network	Minor Adverse	Prior approval from Anglian Water	N/A	Negligible
	Impacts of the Proposed Development on surface water flood risk	Minor Adverse	Surface Water Drainage Strategy/development layout/ raised finished floor levels	Design as proposed	Negligible
	Impacts of the Proposed Development on watercourse flood risk	Minor Adverse/ Negligible	Surface Water Drainage Strategy/development layout/ raised finished floor levels/location of Site in Flood Zone 1	Design as proposed	Negligible
	Impacts of the Proposed Development on surface water quality	Moderate/Minor Adverse	Surface Water Drainage Strategy	Design as proposed	Minor Beneficial
	Impacts of the Proposed Development on watercourse water quality	Moderate/Minor Adverse	Surface Water Drainage Strategy	Design as proposed	Negligible
	Impacts of the Proposed Development on the public sewer network	Moderate/Minor Adverse	Agreement with Anglian Water for sewer network capacity upgrade where required	Legal Agreement	Negligible
Landscape & Visual	**Landscape Receptors**				
	Landscape elements and landscape pattern of the Site	Construction Phase: Moderate-Major Adverse One year post completion: Moderate Adverse	Although housing will replace the existing agricultural land use, the retention of the existing field boundaries will minimise the change to the landscape pattern. Introduction of characteristic landscape features to the Site (woodland blocks on high ground, SuDS features inspired by the shape and form of local moats, strengthening of existing tree belts with additional tree planting) will help to integrate the Site to the surrounding landscape character	Embedded within Masterplan Design & Planning Conditions	Minor Neutral Adverse

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Landscape & Visual	Introduction of uncharacteristic elements to the Site and impact upon local landscape character	Construction Phase: Moderate Adverse One year post completion: Moderate - Minor Adverse	Although housing will replace the existing agricultural land use, the retention of existing landscape features along the Site boundaries, and introduction of landscape elements typical of the local landscape (woodland blocks on high ground, SuDS features inspired by the shape and form of local moats, strengthening of existing tree belts with additional tree planting) will minimise the impact of the introduced new housing	Embedded within Masterplan Design & Planning Conditions	Minor Adverse
	Settlement identity of Sewards End	Construction Phase: Minor Adverse One year post completion: Minor Adverse		Embedded within Masterplan Design & Planning Conditions	Minor-Negligible Adverse
	Visual Receptors				
	Group 1: Views from the North (Radwinter Road - Viewpoint 1 & 2)	Construction Phase: Minor Adverse One Year Post Completion: Minor Adverse	Tree planting along Radwinter Road is retained with the exception of tree removal to provide access. The small, linear field in the north of the Site is retained as open space, with adjacent hedge-row retained. The retained field boundaries will minimise views of proposed construction activity	Embedded within Masterplan Design & Planning Conditions	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Landscape & Visual	Group 2 - Views from Footpaths to the north - Viewpoints 3 and 3.a)	Construction Phase: Moderate Adverse One Year Post Completion: Moderate/Minor Adverse	The most visible part of the Site is the southern portion, on the highest land. This area is retained as public open space and minimal construction activity will be undertaken. Groups of trees are proposed within the public open space, referencing the characteristic visual feature of woodland blocks on hilltops.	Embedded within Masterplan Design & Planning Conditions Planning Conditions	Minor Adverse
	Group 3: Views from PRoW to the south (Viewpoints 4, 5, 9 and 10	Negligible	The proposed Site and mitigation would not be visible to these receptors	N/A	Negligible
	Group 4: View from western Saffron Walden on higher ground (Viewpoints 6 & 12)	Negligible	The proposed Site and mitigation would not be visible to these receptor	N/A	Negligible
	Group 5: Views from PRoW to the north-west of the site (Viewpoints 7 & 7a)	Construction Phase: Moderate/ Major Adverse One Year Post Completion: Moderate/Major Adverse	The most visible part of the Site is the southern portion, on the highest land. This area is retained as public open space and minimal construction activity will be under-taken. Boundary vegetation surrounding the Site will be retained, and will help to retain an element of continuity to views experienced.	Embedded within Masterplan Design and Planning Conditions	Moderate Adverse
	Group 6: Views from PRoW to the north-east of the site (Viewpoint 8 & 13)	Negligible	The proposed Site and mitigation would not be visible to these receptors	N/A	Negligible
	Group 7: Views from Beechy Ride PRoW, south-west of the Site (Viewpoint 11)	Negligible	The proposed Site and mitigation would not be visible to these receptors	N/A	Negligible

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Noise and Vibration	Construction Noise – When works undertaken at the Turnip Hall Farm	Major Adverse	CEMP	Planning Condition	Major Adverse
	Construction Noise – When works undertaken at Pearson Road, Sativus Close, Fairfax Drive	Minor Adverse	CEMP	Planning Condition	Minor Adverse
	Construction Noise – When works undertaken at 1 Radwinter Road, The Vineyard	Negligible	CEMP	Planning Condition	Negligible
	Construction Noise – When works undertaken at average distance from receptors	Negligible	CEMP	Planning Condition	Negligible
	Construction Vibration – When works undertaken at Turnip Hall Farm	Moderate Adverse	CEMP	Planning Condition	Moderate Adverse
	Construction Vibration – When works undertaken at Pearson Road, Sativus Close, Fairfax Drive, 1 Radwinter Road, The Vineyard	Minor Adverse	CEMP	Planning Condition	Minor Adverse
	Construction Vibration – When works undertaken at average distance from receptors	Negligible	CEMP	Planning Condition	Negligible
	Construction Traffic	Negligible	CEMP	Planning Condition	Negligible
	Operational Traffic – All links except Newport (Link ID K1) in short-term, all links in long-term	Negligible	None proposed	N/A	Negligible
	Newport (Link ID K1) in short-term	Minor Beneficial	None proposed	N/A	Minor Beneficial

ENVIRONMENTAL ASPECT	DESCRIPTION OF EFFECT	SIGNIFICANCE	MITIGATION MEASURES PROPOSED	MECHANISM OF CONTROL/DELIVERY	RESIDUAL EFFECT
Socio-Economics	**Construction**				
	Direct, indirect an induced employment	Minor Beneficial	N/A	N/A	Minor Beneficial
	Operation				
	Housing provision	Moderate/Minor Beneficial	N/A	N/A	Moderate/Minor Beneficial
	Increase in economic growth and employment	Minor Beneficial	N/A	N/A	Minor Beneficial
	Increase demand in education	Minor Adverse	N/A	N/A	Minor Adverse
	Increase demand for healthcare	Minor Adverse	N/A	N/A	Minor Adverse
	Open space	Minor Beneficial	N/A	N/A	Minor Beneficial
	Crime reduction and safety	Minor Beneficial	N/A	N/A	Minor Beneficial
Transport	**Construction Phase**				
	Severance	Moderate Adverse	CEMP	Planning Condition	Minor Adverse
	Driver delay	Minor Adverse	CEMP	Planning Condition	Minor Adverse
	Pedestrian delay and amenity	Moderate Adverse	CEMP	Planning Condition	Minor Adverse
	Accidents and safety	Moderate Adverse	CEMP	Planning Condition	Minor Adverse
	Hazardous loads	No change	CEMP	Planning Condition	Minor Adverse/ Negligible
	Fear and intimidation	Moderate Adverse	CEMP	Planning Condition	Minor Adverse
	Operational Development				
	Severance	Negligible	Highway Improvements at three junctions. New footway link on Radwinter Road. Provision of new bus stops and financial contribution to bus service provision. Travel Plan.	Design as Proposed Travel Plan can be secured by Planning Condition, and financial contributions via S106 Agreement.	Negligible
	Driver delay	Moderate Adverse			Minor Adverse
	Pedestrian delay and amenity	Minor Adverse			Minor Adverse
	Accidents and safety	Minor Adverse			Minor Adverse
	Hazardous loads	No change			Minor Adverse/ Negligible
	Fear and intimidation	Minor Adverse			Minor Adverse

What Happens Next?

9.0 What Happens Next?

9.1 Following submission of the planning application, including the ES, there will be an opportunity for any interested parties to make their views clear to the Council as part of the formal consultation process.

9.2 The full ES containing the results of the detailed EIA, and a set of documents supporting the planning application, will be available to view and comment on via the Council's planning website at:

https://www.uttlesford.gov.uk/article/4863/Comment-or-search-for-a-planning-application

BIDWELLS