



7.0 SUMMARY OF ENVIRONMENTAL EFFECTS & MITIGATION

7.1 Introduction

7.1.1 This Environmental Statement (ES) has presented the findings of an Environmental Impact Assessment (EIA) for a proposed development of land at Body's Farm, Basingstoke Road, Spencers Wood.

7.1.2 Each technical chapter (5 & 6) has identified a package of mitigation measures to help minimise or avoid environmental effects that could otherwise be significant. The mitigation measures are categorised as follows:

- **Inherent mitigation measures** – measures embedded within the scheme and central to its delivery, including key parameters (in this case the Land Use Parameter Plan and Building Heights Parameter Plan, in particular), details submitted for approval (including the detailed access design) and other features central to the design of the proposed scheme (including landscaping strategy).
- **Standard mitigation measures** – those measures that are typically required as part of a new development such as this and typically secured by way of planning condition, for example the need for a Construction Environmental Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP). Other standard provisions that typically form part of Section 106 Agreements and Section 278 Agreements are also included here.
- **Actionable mitigation measures** – other or additional mitigation that may be required because of the assessment, requiring further mechanisms as part of the consenting process – e.g. via other dedicated planning conditions, Section 106 Agreements, Community Infrastructure Levy (CIL) payments and Section 278 Agreements.

7.1.3 The effects of the Proposed Development have first been assessed through incorporating inherent and standard mitigation measures. The residual effects have then been identified once any actionable mitigation has been applied.



7.1.4 In this ES, only the Impact on Human Health assessment chapter (Chapter 6) has identified the need for actionable mitigation.

7.2 Summary of Residual Likely Significant Effects

7.2.1 Each technical chapter reports the findings of the assessment through residual and likely significant effects.

7.2.2 The assessment of all residual effects is summarised for both the construction and operation phases of the proposed development in **Tables 7.1 - 7.5** below.



Table 7.1 – Landscape and Visual Assessment Summary					
CONSTRUCTION PHASE					
Receptor	Sensitivity / Importance / Value	Description of Impact	Inherent & Standard Mitigation Measures	Nature of Effect	Magnitude / Significance of Effect
LANDSCAPE					
LCA J3: Spencers Wood Settled and Farmed Clay	Medium	Demolition where required plus enabling works (highway works for access, temporary access and haul routes, utilities works, soil stripping and storage etc.).	Good practice during construction to ensure on-site works do not give rise to direct or indirect effects upon off-site water features.	Temporary. For 'LCA J3: Spencers Wood Settled and Farmed Clay and LCA A2: Loddon River Valley, construction will impact on only a discreet part of the wider LCAs. Several impacts such as the perception of movement and disturbance will not be perceptible from the wider landscape.	Negligible to minor adverse
LCA A2: Loddon River Valley	Medium	Phased construction activities. Impacts include vehicle movements (on and off-site), site hoarding, temporary signage, porta cabins, construction hazard lighting and reversing alarms (aural intrusion).			Negligible to minor adverse
Site and its local landscape context	Low to medium	Gradual transformation of site from predominantly open agricultural landscape to active development site. Transition and change over time to the emerging settlement edge, extending further to the south and south east Spencers Wood.			Moderate to major adverse



Table 7.1 – Landscape and Visual Assessment Summary					
CONSTRUCTION PHASE					
Receptor	Sensitivity / Importance / Value	Description of Impact	Inherent & Standard Mitigation Measures	Nature of Effect	Magnitude / Significance of Effect
VISUAL					
(1) View looking east/south-east from B3349 Basingstoke Road adjacent to the site. <i>The view is also partially representative of views obtained by nearby residential occupiers.</i>	Medium for road users High for residential occupiers	Construction activities - gradual transformation of site from predominantly open agricultural landscape to active development site. Transition and change over time to the emerging settlement edge, extending further to the south and south east Spencers Wood.	Substantial areas of green infrastructure to form a green edge to the proposed development along the northern and western edges of the site. Existing vegetation resources to be retained where possible and enhancement through additional planting. Good practice during construction to ensure on-site works do not give rise to direct or indirect effects upon off-site water features.	Temporary and local in scale. Some specific changes in views in close proximity to the site likely. From longer distances views of construction activities are likely to be more limited and partially screened.	Medium to High / Moderate to major adverse
(2) View looking south-east from Footpath SHIN23 between Spencers Wood and Highlands.	High				Low / Moderate adverse
(3) View looking south-southwest from the POS/play area at the south-eastern end of Blackwater Close <i>The view is also partially representative of views obtained by nearby residential occupiers (including Blackwater Close and Barracks Lane) and by users of BOAT SHIN33.</i>	Medium for POS/play area users Medium for road users High for residential occupiers High for PRoW users				High / Major adverse



Table 7.1 – Landscape and Visual Assessment Summary					
CONSTRUCTION PHASE					
Receptor	Sensitivity / Importance / Value	Description of Impact	Inherent & Standard Mitigation Measures	Nature of Effect	Magnitude / Significance of Effect
(4) View looking south-west from the B3349 Hyde End Road to the north of the site. <i>The view is also partially representative of views obtained by nearby residential occupiers.</i>	Medium for road users High for residential occupiers				Residential occupiers: Medium to High / Major adverse Road users: Low / Minor to moderate adverse
(5) View looking west from Footpath SHIN22A to the south of Sussex Lane.	High				Medium / Moderate to major adverse
(6) View looking north-west from the junction of Footpaths SHIN22A/ SWAL18 to the south-east of the site.	High				Medium / Moderate to major adverse
(7) View looking west/north-west from Footpath SWAL18 to the south-east of the site.	High				High / Major adverse
(8) View looking north/north-west from Footpath SWAL18 to the south-east of the site.	High				High / Major adverse



Table 7.1 – Landscape and Visual Assessment Summary					
<u>CONSTRUCTION PHASE</u>					
Receptor	Sensitivity / Importance / Value	Description of Impact	Inherent & Standard Mitigation Measures	Nature of Effect	Magnitude / Significance of Effect
(9) View looking north-northwest from Footpath SWAL18 at its junction with the B3349 Basingstoke Road to the south of the site.	High for PRow users Medium for road users				Medium / PRow users: Moderate to major adverse Road users: Moderate adverse
(10) View looking north from Footpath SWAL19 to the south of the site.	High				Low to Medium / Moderate adverse



Table 7.2 – Landscape and Visual Assessment Summary

LANDSCAPE - OCCUPATION PHASE

Receptor	Sensitivity / Importance / Value	Inherent and Standard Mitigation	Magnitude of Impact		Significance of Effect
<u>LANDSCAPE</u>					
LCA J3: Spencers Wood Settled and Farmed Clay	Medium	Substantial areas of green infrastructure to form a green edge to the proposed development along the northern and western edges of the site.	Year 1	Medium	Moderate adverse
			Year 15	Negligible to low	Negligible to minor adverse
LCA A2: Loddon River Valley	Medium	Existing vegetation resources to be retained where possible and enhancement through additional planting	Year 1	Medium	Moderate adverse
			Year 15	Negligible to low	Negligible to minor adverse
Site and its local landscape context	Low to Medium		Year 1	High	Moderate to major adverse
			Year 15	Medium	Moderate adverse



Table 7.3 – Landscape and Visual Assessment Summary

VISUAL – OCCUPATION PHASE

Viewpoint	Sensitivity	Year 1		Year 15	
		Magnitude	Significance	Magnitude	Significance
(1) View looking east/south-east from B3349 Basingstoke Road adjacent to the site. <i>The view is also partially representative of views obtained by nearby residential occupiers.</i>	Medium for road users High for residential occupiers	Medium to high	Moderate to major adverse	Medium	Road users: Moderate adverse Residential occupiers: Moderate to major adverse
(2) View looking south-east from Footpath SHIN23 between Spencers Wood and Highlands.	High	Low	Moderate adverse	Negligible	Negligible adverse
(3) View looking south-southwest from the POS/play area at the south-eastern end of Blackwater Close <i>The view is also partially representative of views obtained by nearby residential occupiers (including Blackwater Close and Barracks Lane) and by users of BOAT SHIN33.</i>	Medium for POS/play area users Medium for road users High for residential occupiers High for PRoW users	High	Major adverse	Medium to high	Road users and POS/play area users: Moderate adverse Residential occupiers and PRoW users: Moderate to major adverse

Table 7.3 – Landscape and Visual Assessment Summary

VISUAL – OCCUPATION PHASE

Viewpoint	Sensitivity	Year 1		Year 15	
		Magnitude	Significance	Magnitude	Significance
(4) View looking south-west from the B3349 Hyde End Road to the north of the site. <i>The view is also partially representative of views obtained by nearby residential occupiers.</i>	Medium for road users High for residential occupiers	Residential occupiers: Medium to high Road users: Low	Residential occupiers: Major adverse Road users: Minor to moderate adverse	Residential occupiers: Medium Road users: Negligible	Residential occupiers: Moderate to major adverse Road users: Negligible
(5) View looking west from Footpath SHIN22A to the south of Sussex Lane.	High	Medium	Moderate to major adverse	Low	Minor to moderate adverse
(6) View looking north-west from the junction of Footpaths SHIN22A/ SWAL18 to the south-east of the site.	High	Medium	Moderate to major adverse	Low	Minor to moderate adverse
(7) View looking west/north-west from Footpath SWAL18 to the south-east of the site.	High	High	Major adverse	Medium	Moderate to major adverse
(8) View looking north/north-west from Footpath SWAL18 to the south-east of the site.	High	High	Major adverse	Medium	Moderate to major adverse



Table 7.3 – Landscape and Visual Assessment Summary					
<u>VISUAL – OCCUPATION PHASE</u>					
Viewpoint	Sensitivity	Year 1		Year 15	
		Magnitude	Significance	Magnitude	Significance
(9) View looking north-northwest from Footpath SWAL18 at its junction with the B3349 Basingstoke Road to the south of the site.	High for PRow users Medium for road users	Medium	PRow users: Moderate to major adverse Road users: Moderate adverse	Low	PRow users: Minor to moderate adverse Road users: Minor adverse
(10) View looking north from Footpath SWAL19 to the south of the site.	High	Low to medium	Moderate adverse	Low	Minor to moderate adverse



Table 7.4 – Human Health Assessment Summary

CONSTRUCTION PHASE

Receptor	Sensitivity/ Importance/ Value	Description of Impact	Inherent & Standard Mitigation Measures	Nature of Effect	Type of Effect	Significance of Effect
Inhalation dose to anyone downwind of a radiation emergency.	Low at the range of the development site because outside the UPAZ.	Adding new homes and facilities increases the number of people in the area and therefore the number of people potentially exposed.	The likelihood of the radiation emergency is very low, the site is beyond the UPAZ. The On Site Emergency Plan and efforts of the management company are intended to reduce radiation dose in the event of a radiation emergency and to provide appropriate reassurance in the event and after it.	Low adverse (small additional radiation dose)	Exposure would be short term, no health effects are likely, some concerns may remain causing stress related impacts (but full and accurate public information about the low level of risk will mitigate these).	Minor adverse



Table 7.5 - Human Health Assessment Summary						
<u>OCCUPATION PHASE</u>						
Receptor	Sensitivity/ Importance/ Value	Description of Impact	Inherent & Standard Mitigation Measures	Nature of Effect	Type of Effect	Significance of Effect
Inhalation dose to anyone downwind of a radiation emergency.	Low at the range of the development site because outside the UPAZ.	Adding new homes and facilities increases the number of people in the area and therefore the number of people potentially exposed.	The likelihood of the radiation emergency is very low, the site is beyond the UPAZ. The On Site Emergency Plan and efforts of the management company are intended to reduce radiation dose in the event of a radiation emergency and to provide appropriate reassurance in the event and after it.	Low adverse (small additional radiation dose)	Exposure would be short term, no health effects are likely, some concerns may remain causing stress related impacts (but full and accurate public information about the low level of risk will mitigate these).	Minor adverse



7.3 In Combination Effects

- 7.3.1 Potential in-combination effects arising from the proposed development are summarised in Table 7.6.

7.4 Cumulative Impacts

- 7.4.1 The individual technical chapters have considered the cumulative effects of the proposed development.
- 7.4.2 No significant cumulative effects have been identified based on other committed development. However, future planning applications in the area will need to consider cumulative effects alongside the proposals set out in this ES.



Table 7.6 – Summary of in Combination Effects

Receptor	Landscape	Visual (Residential Occupiers)	Visual (Road Users)	Visual (POS / Play Users)	Visual (PRoW Users)	Human Health within Detailed Emergency Planning Zone
<u>CONSTRUCTION PHASE</u>						
Change of Land Use	Negligible to Minor Adverse	Moderate to Major Adverse	Minor to Moderate Adverse	-	Moderate to Major Adverse	Minor Adverse
<u>OCCUPATION PHASE (at Year 15)</u>						
Change of Land Use	Negligible to Moderate Adverse	Minor to Major Adverse	Negligible to Moderate adverse	Moderate Adverse	Minor to Moderate Adverse	Minor Adverse