
14 SUMMARY OF IMPACTS AND MITIGATION

14.1 INTRODUCTION

The Environmental Statement (ES) has presented the findings of an Environmental Impact Assessment (EIA) for the proposed Brickkiln development.

Table 14.1 presents a summary of the mitigation measures that will be applied and a concise summary of the impacts that are predicted to remain once these mitigation measures are in place (residual impacts).

Table 14.1 Summary of Impacts and Mitigation		
Mitigation Measures	Residual Impacts	Means by which Mitigation will be Delivered
Social and Community		
<p><i>Completed Development</i></p> <p>Provision of affordable homes.</p> <p>Local centre providing new shops.</p> <p>Increased access and enhancement to Putteridge Bury</p> <p>Provision of new public open space, including play areas and allotments.</p> <p>A new primary school and community hall.</p> <p>Contributions towards local libraries and museums.</p> <p>Contributions to local primary health care.</p>	<p><i>Completed Development</i></p> <p>Substantial beneficial impact on local demography.</p> <p>Substantial long-term beneficial impact on recreation.</p> <p>Moderate beneficial impact on education.</p> <p>Moderate beneficial impact on community facilities.</p> <p>Substantial regional beneficial impact on housing.</p> <p>Negligible impact on employment and minor to moderate beneficial impact on existing local businesses.</p> <p>Local substantial adverse impact on local primary health care due to current limited capacity and an increase in demand for services.</p>	<p>Combined Parameter Plan.</p> <p>Quantum of development.</p> <p>Putteridge Bury Green Infrastructure and Biodiversity Management Plan.</p>
Landscape and Visual		
<p><i>Construction/ Completed Development</i></p> <p>Good site management practices set out in draft Code of Construction Practice (CoCP).</p> <p>Existing landscape features of value and interest will be retained, including woodland blocks and hedgerows.</p> <p>Chiltern Way and other PROWs will be retained and enhanced where appropriate.</p>	<p><i>Construction</i></p> <p>Temporary minor to moderate adverse impacts will be experienced at viewpoints close to the site.</p> <p><i>Completed Development</i></p> <p>Some minor and moderate adverse visual impacts remain. As planting matures there are also minor to moderate beneficial visual impacts.</p> <p>The assessment concludes that the proposed scheme will result in an overall enhancement of the local landscape resource as</p>	<p>Agreement to, and adoption of CoCP will be a condition of planning consent.</p> <p>Combined Parameter Plan</p> <p>Green Infrastructure Framework Strategy (<i>Fig 5.7</i>).</p> <p>Building materials and specification will be determined in detail through reserved matters applications.</p> <p>Putteridge Bury Green Infrastructure and Biodiversity Management</p>

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<p>Views of the development from the settlements of Cockernhoe and Mangrove Green will be limited through the use of buffer zones or new trees and hedgerows to act as visual screening.</p> <p>Views from the Chilterns AONB and Putteridge Bury Park and Gardens will be limited.</p> <p>Putteridge Bury RPG to be enhanced through woodland planting and grassland management. Access to it is also to be improved.</p>	<p>existing woodland, green infrastructure and the Chiltern Way will be retained and their setting enhanced.</p> <p>No significant adverse night time impacts are predicted as the proposed development will be seen as an expansion to Luton and will be contained through landform, vegetation and the proposed Green Infrastructure framework.</p>	<p>Plan (Appendix C8).</p>
Ecology		
<p><i>Construction</i></p> <p>Vegetation removal will take place outside of the bird-breeding season (March – August).</p> <p>Retained habitats including hedgerow and woodland will be fenced off during construction.</p> <p>Licensed closure of badger sett (if required).</p> <p>Creation of compensatory artificial badger sett (if required).</p> <p>Bat boxes will be installed on trees around the site</p>	<p><i>Construction</i></p> <p>Designated Sites Negligible impact.</p> <p>Woodland Minor negligible impact as the majority of woodland is to be retained.</p> <p>Hedgerows Minor negligible impacts as the majority of the conservation valuable hedgerows are to be retained.</p> <p>Veteran Trees Negligible impact with mitigation implemented.</p> <p>Grassland Minor negligible impact with mitigation implemented.</p>	<p>Agreement to, and adoption of CoCP will be a condition of planning consent this will include clearance restrictions and protection measures for vegetation and trees.</p> <p>Appropriate dust control measures will be implemented within the site.</p> <p>Appropriate tree protection measures will be implemented for retained woodland and trees in accordance with current standards (BS5837:3005 – Trees in relation to construction). Trees to be removed will be inspected by a licensed ecologist prior to any works being undertaken.</p> <p>Licensed closure of main badger sett should ongoing survey work find that the sett is still active. Creation of compensatory artificial badger sett to mitigate for loss of badger sett (see Mitigation Strategy – <i>Appendix D15</i>). This will be located as close as possible to the</p>

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<p>Creation of a range of habitats including trees, hedgerows, grassland and water bodies. These will consist of native, species rich hedgerows.</p> <p>Creation of allotments will benefit wildlife as well as people.</p> <p>Further badger surveys to monitor the frequency in which the main sett on site is occupied.</p> <p>Inspection of trees to be undertaken prior to construction works.</p>	<p>Arable Fields Minor adverse impact at local level due to loss of this habitat.</p> <p>Bats and Birds Minor negligible impact with mitigation implemented.</p> <p>Badger Short term substantial adverse impact at local level due to disturbance of removing a sett and re-locating to a new location.</p> <p>Brown Hare Negligible impact with mitigation implemented.</p> <p>Invertebrate Negligible impact.</p>	<p>existing main sett.</p> <p>Bat boxes will be installed on suitable trees within the site.</p>
<p><i>Completed Development</i></p> <p>Habitat retention and creation will maintain and enhance a screening affect of the site.</p> <p>New hedgerows will link with existing hedgerows where possible to ensure connectivity across the site.</p> <p>Retained hedgerows will be enhanced through additional planting of native species.</p> <p>Lighting on site to be directed into the site.</p> <p>Enhancement of biodiversity at Putteridge Bury.</p>	<p><i>Completed Development</i></p> <p>Designated Sites Negligible impact.</p> <p>Woodland Minor beneficial impact through retention of valuable woodland.</p> <p>Hedgerows Minor beneficial impact through retention of valuable hedgerows.</p> <p>Veteran Trees Negligible impact</p> <p>Grassland Minor beneficial impact due to creation of new improved grassland habitat.</p> <p>Arable Fields Minor beneficial impact through creation of new habitats of greater</p>	<p>Combined Parameters Plan</p> <p>Green Infrastructure Framework Strategy (<i>Fig 5.7</i>)</p> <p>Mitigation measures will ensure that the compensatory badger sett continues to be present within the site for habitation.</p> <p>Design specification of lighting to be used on site will be submitted to NHDC for approval.</p> <p>Putteridge Bury Green Infrastructure and Biodiversity Management Plan.</p>

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	<p>biodiversity value.</p> <p>Bats and Birds Negligible impact with mitigation implemented.</p> <p>Badger Negligible impact assuming badger sett re-located during construction.</p> <p>Brown Hare Negligible impact with mitigation implemented.</p> <p>Invertebrate Minor beneficial impact.</p>	
Cultural Heritage		
<p><i>Construction/Completed Development</i></p> <p>A programme of recording archaeological works to be agreed with Hertfordshire County Council once planning consent has been granted.</p>	<p><i>Construction/ Completed Development</i></p> <p>Negligible to minor adverse residual impacts predicted.</p>	<p>Agreement to a programme of archaeological recording will be a condition of planning consent.</p>
Agriculture and Ground Conditions		
<p><i>Construction</i></p> <p>Soils required for landscape areas will be carefully stockpiled until needed. This is included in the draft Code of Construction</p>	<p><i>Construction / Completion</i></p> <p>The permanent loss of best and most versatile agricultural land is considered to be a moderate adverse impact.</p>	<p>Agreement to, and adoption of CoCP will be a condition of planning consent.</p>

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Practice.	Minor adverse impact on one existing agricultural holding.	
Transport		
<i>Construction</i> Undertake good practice measures as documented in the draft Code of Construction Practice (CoCP). Traffic provisions included to avoid construction traffic movement through local villages.	<i>Construction</i> No significant residual impacts are predicted to occur as a result of proposed construction activities.	Construction traffic routes subject of discussions between the developer and the Planning and Highway Authorities and also be subject to the existing physical and legal restrictions on movements of large vehicles.
<i>Completed Development</i> Provision of pedestrian and cycle routes. Road network capable of use by buses, with bus gates to ensure bus-only access. Relief road, to be included in Phase 1, avoids extra traffic movement through Cockernhoe,	<i>Completed Development</i> With mitigation, no significant residual impacts are predicted to occur.	Combined Parameters Plan. Travel Plan. Highway improvements to Chalk Hill including passing bays and improved visibility splays. Off-site highway improvements to Crawley Green Road. Footpaths, cycle routes and bus-only routes included in the development.

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Noise		
<p><i>Construction</i></p> <p>Good site management practices will be set down in a proposed CoCP including adoption of best practical means to minimise noise and vibration produced by on site operations.</p> <p>General working hours on site will be agreed in writing with NHDC.</p>	<p><i>Construction</i></p> <p>Temporary negligible to minor adverse impact.</p> <p><i>Completed Development</i></p> <p>Negligible to minor adverse impact from road traffic and fixed plant.</p>	<p>Agreement to, and adoption of CoCP will be a condition of planning consent.</p>
Air Quality		
<p><i>Construction</i></p> <p>Good site management practices will be set down in the proposed CoCP including adoption of best practical means to minimise dust and emissions produced by on site operations.</p>	<p><i>Construction / Completed Development</i></p> <p>Negligible impact.</p>	<p>Agreement to, and adoption of CoCP will be a condition of planning consent.</p>

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Hydrology and Water Resources		
<p><i>Construction / Completed Development</i></p> <p>The site is located within Flood Zone 1, therefore no mitigation measures for flood risk are proposed.</p> <p>Sustainable drainage systems for site surface water drainage including soakaways and use of open space.</p> <p>Foul water to be stored on site and pumped into the existing sewer network during times of low flow.</p> <p>Good site management practices will be set down in a proposed CoCP.</p>	<p><i>Construction</i></p> <p>Due to the sensitivity of nearby receptors, any potential incident during construction, e.g. spillages, would result in a short term minor adverse impact.</p> <p><i>Completed Development</i></p> <p>The Flood Risk Assessment (see <i>Appendix J1</i>) has identified that the site is not at risk of flooding or likely to increase flooding elsewhere. Therefore impact on flooding is assessed as negligible.</p> <p>The impact of the development on the drainage system will be negligible.</p> <p>Long term minor adverse impact on water resources.</p>	<p>Drainage Strategy submitted to NHDC for approval.</p> <p>The outline principles of the drainage strategy will be incorporated through the detailed design and conditioned as part of future reserved matters consents.</p>