

STRIDE TREGLOWN



Environmental Statement: Chapter 13 – Summary of Effects

Ellel Holiday Village, Lancaster

Ellel

Ellel Holiday Village LLP

13. Summary of Effects

13.1.1 This Environment Statement has considered the potential environmental impacts in respect of ecology, landscape and visual impact, highways, heritage and climate change. The assessment of potential effects, together with the cumulative impact (where relevant) is addressed in the relevant chapter.

13.1.2 In summary terms, the effects are as follows:

Ecology

13.1.3 Mitigation measures have been embedded through the proposed development in order to reduce effects on identified ecological features during construction and operation. Taking into account mitigation measures to minimise negative effects, negative significant residual effects are still anticipated for the following ecological features; Ellel Grange Wood BHS, woodland, hedgerows, wetland complex, neutral semi-improved grassland, improved

Landscape and Visual Impact

13.1.4 As with ecology, the proposed development has evolved with significant mitigation embedded within the proposals. This has resulted in ensuring that:

- in respect of landscape effects, the assessment considers that there would be a moderate-minor beneficial effect on the landscape and its context.
- In respect of visual impacts, due to the undulating landscape and existing topography of the visual envelope of the site, visual impacts are generally limited to the site and its immediate setting. Upon maturity of the proposed tree planting and once the development has integrated in the wider landscape context, the visual effects of the proposals would range from moderate adverse – minor adverse, and in some cases minor adverse – negligible. Where the effects are considered to be moderate and the proposals are visible, these views are experienced by receptors engaging in recreation activity, experiencing views towards recreational facilities. Therefore, the potential visual effects are not considered to be significant.

Transport and Access

13.1.5 Transport assessment work, as with other disciplines, has highlighted the opportunities to embed mitigation within the development proposals. Embedded within the proposed development are measures that will offer natural improvements to the surrounding transport and highway network, including the reduction of the speed limit on the A6, providing safe and appropriate vehicle access points, and providing enhanced cycle facilities at the Hampson Green Roundabout.

13.1.6 As such, the overall impact of development is judged to be no more than minor/negligible during construction and negligible during the operational, post development phase. No effects of a major or moderate adverse level are forecast and therefore further mitigation is not required.

Air Quality

13.1.7 During the construction phase of the proposed development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. These were assessed in accordance with the IAQM methodology. Assuming good practice dust control measures are implemented, the residual effect of potential air quality effects from dust generated by earthworks, construction and trackout activities is predicted to be negligible.

- 13.1.8 Review of the dispersion modelling results indicated that effects on annual mean NO₂ and PM₁₀ concentrations as a result of traffic generated by the proposed development during the operational phase were classified as negligible at all receptor locations.

Cultural Heritage

- 13.1.9 An assessment of the significance and potential of the site with regard both known and unknown archaeological remains suggests that the majority of known archaeological finds or features within the proposed development area are of relatively low significance, with the exception of the larger areas of earthworks forming small field systems and the probable medieval grange that stood on the site of the present Home Farm.
- 13.1.10 Detailed investigation at reserved matters stage, including geophysical survey of the more suitable areas and any further archaeological evaluation as required, would provide a record of the archaeological remains that may be present adding to the wider understanding of the local archaeology. The subsequent effects would be minor/negligible.

Climate Change

- 13.1.11 The findings of the climate change assessment are presented in table 11-9 (Chapter 11 – Climate Change) and have concluded that no significant effects would occur to the proposed development in respect of climate change.

Overall Position

- 13.1.12 On the basis of the assessment work undertaken and the embedded mitigation proposed, this Environmental Statement has demonstrated that no significant adverse impacts will arise as a result of development.
- 13.1.13 The development proposals are, due to the wider land ownership of the applicant, are able to secure appropriate mitigation to ensure this position in the long term. The wider application package includes documents which will secure the detail of this; these can be secured via section 106 agreement to ensure their delivery.