

Appendix 13.2 – Summary of Mitigation Measures

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Chapter 06 - Air Quality				
Construction Phase				
Existing sensitive receptors within 250 m of the Application Site and future occupiers of earlier phases of the Proposed Development	Embedded mitigation part of the Construction Environmental Management Plan (CEMP)	Planning Condition	Contractor	LPA
Operation Phase				
Existing On and Off-Site Human Health	The effects of development traffic on local air quality are judged to be not significant. Nonetheless, the promotion of sustainable travel modes through the Travel Plan will help to reduce impacts on local air quality.	Planning Condition, Travel Plan monitoring	Applicant	LPA

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Chapter 07 - Climate Change and Greenhouse Gases				
Construction Phase				
Global climate	Timber frame construction	Design specification	Applicant	Local Planning Authority
Global climate	Whole Life Carbon Assessment	Planning condition	Applicant	Local Planning Authority
Global climate	Low-carbon material procurement	CEMP / Contractor requirements	Contractor	Local Planning Authority
Workers	Heat stress management	CEMP	Contractor	Local Planning Authority
Operation Phase				
Global climate	Fully electrified heating systems (zero Scope 1)	Building Regulations Part L / Condition	Applicant	Local Authority
Global climate	Significant on site PV generation approximately matching regulated energy demand	Building Regulations Part L	Applicant	Local Authority
Global climate	Travel Plan implementation	S.106 / Condition	Applicant	Local Planning Authority
Global climate	Support for car club and shared mobility services (not relied upon)	S.106 / Travel Plan	Applicant	Local Planning Authority
Global climate	EV charging infrastructure	Building Regulations Part S	Applicant	Local Authority
Occupants	Overheating mitigation	Building Regulations Part O	Applicant	Local Authority
Property	SuDS with climate allowances	Planning condition / LLFA approval	Applicant	Local Planning Authority

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Chapter 08 - Ecology				
Construction Phase				
Thames Basin Heaths (SPA) and Longmoor Bog (SSSI)	Prevent and offset	Section 106 agreement	Developer	Local Planning Authority
Badger	Prevent and reduce	Planning condition for Construction and Ecology Management Plan	Ecologist to provide CEMP Developer to follow guidance within report	Local Planning Authority
Birds	Prevent and reduce	Planning condition for Construction and Ecology Management Plan	Ecologist to provide CEMP Developer to follow guidance within report	Local Planning Authority
Bats	Prevent, reduce and enhance	Natural England bat licence or European Protected Species Licence for any buildings and trees to have bats found within them	Licence provided by Natural England Developer to follow licence requirements	Local Planning Authority

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Reptiles	Prevent and reduce	Planning condition for a Construction and Ecology Management Plan	Ecologist to provide CEMP Developer to follow guidance within report	Local Planning Authority
Great crested newt	Offset	District level licence	NatureSpace Developer to follow licence requirements	NatureSpace/ Local Planning Authority
Operation Phase				
Woodland and pond	Compensation and enhancement	Planning condition of a detailed soft landscape proposal and Landscape and Ecology Management Plan or Habitat Management and Monitoring Plan	Developer	Local Planning Authority
Reptiles	Prevent and reduce	Planning condition for a Reptile Mitigation Strategy Plan	Ecologist to provide mitigation strategy Developer to follow guidance within report	Local Planning Authority
Invasive species	Preventative	Planning condition for an Invasive Species Mitigation Plan	Ecologist or Invasive Species specialist to provide report	Local Planning Authority

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Ecology Enhancement plan (birds/bat boxes)	Enhance and offset	Planning condition	Ecologist to provide mitigation strategy Developer to follow guidance within report	Local Planning Authority
Chapter 09 - Ground Conditions or Contamination				
Construction Phase				
Demolition / construction workers	Demolition / construction workers	Demolition / construction workers	Demolition / construction workers	Demolition / construction workers
N/A as all remediation works will be carried out prior to occupation, such that there will be no additional mitigation measures required				
Operation Phase				
N/A as all remediation works will be carried out prior to occupation, such that there will be no additional mitigation measures required				
Chapter 10 - Noise and Vibration				
Construction Phase				
Demolition / construction workers as well as existing and new residents	CEMP	Planning Condition	Contractor / Applicant	LPA
Operation Phase				
	N/A			

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Chapter 11 – Transport and Access				
Construction Phase				
N/A over and above inherent mitigation (inc Outline Construction Traffic Management Plan)				
Operation Phase				
N/A over and above inherent mitigation				
Chapter 12 - Hydrology (Flood Risk and Drainage)				
Construction Phase				
Surface Water See details provided in Section 12.6.1	Storage, containment and operational best practice shall be implemented. Suitable emergency spill or leak response kits and procedures shall be in place.	Detailed through the final CEMP and associated Pollution Prevention Plan.	Principal contractor	Applicant
	Implementation of best practice with regards to construction methods in close proximity to watercourses.	Temporary drainage proposals to be submitted identifying measures to restrict/store runoff to watercourse.	Principal contractor	Applicant
	Detailed design of surface water drainage network to prevent increased runoff, to include on-site attenuation.	Detailed drainage calculations to quantify potential increases in surface runoff and define operational parameters for SuDS measures.	Designer	Applicant
Groundwater See details provided in Section 12.6.1	Storage, containment and operational best practice shall be implemented. Suitable emergency spill or leak response kits and procedures shall be in place.	Detailed through the final CEMP and associated Pollution Prevention Plan.	Principal contractor	Applicant

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Sewer See details provided in Section 12.6.1	Storage, containment and operational best practice shall be implemented. Suitable emergency spill or leak response kits and procedures shall be in place.	Detailed through the final CEMP and associated Pollution Prevention Plan.	Principal contractor	Applicant
Operation Phase				
Surface Water See details provided in Section 12.6.2-12.6.4	Ongoing maintenance for all proposed drainage measures and sustainable drainage features designed to manage water quality and runoff rate. Maintenance schedule for Site operation to follow good practice for managing hazardous chemicals.	Relevant legislation and good practice measures for Site operation to be followed.	Designer & Contractor	Applicant
Sewers See details provided in Section 12.6.2-12.6.4	Ongoing maintenance for all proposed drainage measures and sustainable drainage features designed to manage water quality and runoff rate. Maintenance schedule for Site operation to follow good practice for managing hazardous chemicals	Relevant legislation and good practice measures for Site operation to be followed.	Designer & Contractor	Applicant