

Appendix 18.2 – Summary of Mitigation Measures

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Air Quality				
Construction Phase				
Human Health, Property and Ecological Designations	Prevention and reduction of dust and fine particulate matter emissions and deposition during the construction phase by way of site-specific dust control mitigation measures (in accordance with IAQM guidance).	DMP / CEMP	Contractor	LPA
Operation Phase				
N/A	N/A	N/A	N/A	N/A
Archaeology				
Construction Phase				
AR3-9 and AR11-12	Programme of archaeological excavation, recording, analysis and reporting.	Planning Condition.	Applicant	LPA
Operation Phase				
N/A	N/A	N/A	N/A	N/A

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Built Heritage				
Construction Phase				
LB1	Historic building recording and sensitive design. Listed Building Consent.	Planning condition	Applicant/developer	LPA / Historic England
Operation Phase				
LB3	Programme of stabilisation and repair of the ruins. Management Plan.	Planning condition	Applicant/developer	LPA / Historic England
Climate Change & Greenhouse Gases				
Construction Phase				
Atmospheric concentration of GHGs (global climate)	Carbon management to reduce embodied emissions (WLCA, low-carbon materials, efficient construction practices)	Planning Condition / Design Code / Contractor Requirements	Applicant / Contractor	Applicant / Contractor / LPA
Construction workforce	Health and safety measures to reduce climate-related risks (e.g. heat stress)	CEMP / Site Management Plan	Contractor	Applicant / Contractor / LPA
Operation Phase				
Atmospheric concentration of GHGs (global climate) – energy use	Passive design, efficient systems, on-site renewables to reduce and offset operational emissions	Planning Condition / Energy Strategy / Design Code	Applicant / Contractor	Applicant / Contractor / LPA
Atmospheric concentration of	EV infrastructure, Travel Plan, modal shift measures to reduce transport emissions	Planning Condition / Travel Plan / S.106 Agreement	Applicant / Contractor	Applicant / Contractor / LPA

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
GHGs (global climate) – transport				
Development buildings and users (climate risks)	Design measures to reduce overheating, flood risk, and structural vulnerability	Planning Condition / Design Code / Building Regulations Compliance	Applicant / Contractor	Applicant / Contractor / LPA
Ecology				
Construction Phase				
Local wildlife sites River Loddon CFGMS (and associated habitats) Hedgerows and treelines Ditches and modified watercourses Rush pasture Woodlands Flora of conservation interest Veteran trees Invertebrates White-clawed crayfish Freshwater fish GCN	CEMP (prevent)	Planning condition	Contractor	LPA

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Breeding birds Wintering birds Bats Otter				
Local wildlife sites River Loddon CFGM (and associated habitats) Hedgerows and treelines Ditches and modified watercourses Rush pasture Woodlands Flora of conservation interest Veteran trees	Implementation of buffer zones (prevent)	Planning condition	Contractor	LPA
Woodlands Veteran trees	Root protection areas (prevent)	Planning condition	Contractor	LPA
Local wildlife sites River Loddon CFGM (and associated habitats) Hedgerows and treelines	Drainage strategy (prevent)	Planning condition	Developer	LPA

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Ditches and modified watercourses Rush pasture Woodlands Freshwater fish GCN Otter				
Breeding birds Wintering birds Bats Otter	Lighting strategy (prevent/reduce)	Planning condition	Developer	LPA
GCN Breeding birds Wintering birds Bats Otter	Greenspace provision	Planning condition	Developer	LPA
Local wildlife sites River Loddon CFGM (and associated habitats) Hedgerows and treelines Ditches and modified watercourses Rush pasture Woodlands	EMEP (prevent/reduce/offset/enhance)	Planning condition	Developer	LPA

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Flora of conservation interest Veteran trees Invertebrates White-clawed crayfish Freshwater fish GCN Breeding birds Wintering birds Bats Otter				
GCN Bats	EPSL (prevent/offset)	Planning condition	Developer	Natural England
Breeding Birds	Skylark Mitigation Strategy (offset)	Legal agreement	Applicant	LPA
Wintering Birds	Winter farmland bird mitigation strategy (offset)	Legal agreement	Applicant	LPA
Operation Phase				
Thames Basin Heaths SPA Longmoor Bog SSSI Bramshill SSSI Local Wildlife Sites	Suitable Alternative Natural Greenspace (prevent)	Legal agreement	Applicant	LPA
Thames Basin Heaths SPA Longmoor Bog SSSI Bramshill SSSI Local Wildlife Sites	Access management (prevent)	Planning condition	Application	LPA

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Thames Basin Heaths SPA	SAMM contribution (offset)	Legal agreement	Application	LPA
Breeding birds Wintering birds Bats Otter	Lighting Strategy (prevent/reduce)	Planning condition	Applicant/Developer	LPA
Local wildlife sites River Loddon CFGM (and associated habitats) Hedgerows and treelines Ditches and modified watercourses Rush pasture Woodlands Flora of conservation interest Veteran trees Invertebrates White-clawed crayfish Freshwater fish GCN Breeding birds	Habitat Creation/Management Plans (offset/enhance)	Planning condition	Applicant/Developer	LPA

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Wintering birds Bats Otter				
Human Health				
Construction Phase				
Low and High sensitivity receptors	<p>CEMP and DMP: Prevention and reduction of dust and fine particulate matter emissions and deposition during the construction phase.</p> <p>CEMP: Prevention and reduction of noise and vibration impacts.</p> <p>CEMP: Prevention and reduction of adverse effects associated with construction activities including construction traffic.</p>	DMP / CEMP secured by planning condition	Contractor	WBC
Operation Phase				
N/A	N/A	N/A	N/A	N/A
Hydrology (including Flood Risk & Drainage)				
Construction Phase				
Construction workers and construction facilities	<p>Avoid location within flood risk areas</p> <p>Prevent impact of any temporary changes to fluvial and pluvial flooding regimes</p>	CEMP, FMP	Contractor/Applicant	Contractor / LPA

Identified receptor	Type and purpose of additional mitigation measure	Means by which mitigation may be secured	Delivered by	Auditable by
Existing properties and residents	Prevent impact of any temporary changes to fluvial and pluvial flooding regimes	CEMP, FMP	Contractor	Contractor / LPA
The Surface Water Environment				
Watercourses – Landtake	Reduce/Offset: Design structures for minimum landtake. Reinstate lost river habitats post-construction; implement best practice construction methods	Planning Condition (e.g. CEMP); Legal Agreement	Contractor	Contractor / LPA
Watercourses – Hydrological Regime	Prevent: Implementation of sediment and turbidity controls during construction and operation.	Planning Condition / S.106 Agreement	Contractor / Applicant	Contractor / LPA
Superficial aquifers, the River Loddon, Barkham Brook and wetlands surrounding the Loddon	Development and implementation of a pollution prevention plan to establish methods for controlling groundwater pollution risk	Construction Environmental Management Plan (CEMP)	Contractor	Applicant and the Local Planning Authority
Superficial aquifers, the River Loddon, Barkham Brook and wetlands surrounding the Loddon	Groundwater monitoring in water bearing superficial deposits with a response zone at least 1m below the deepest excavation level. Management of groundwater in line with construction best practise.	Construction Environmental Management Plan (CEMP)	Contractor	Applicant and the Local Planning Authority
Operation Phase				
Existing properties and residents	Prevent impact of any changes to fluvial and pluvial flooding regimes	Mitigation strategy within FRA	Contractor/Applicant	Contractor / LPA
Future properties and residents	Prevent impact of any changes to fluvial and pluvial flooding regimes	Mitigation strategy within FRA	Contractor/Applicant	Contractor / LPA

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Watercourses – Culverting	Prevent/Reduce: Embed culverts with natural substrate and low flow channel; minimize length of channel interventions.	Planning Condition / Maintenance Agreement	Applicant / Contractor	LPA
Watercourses – Habitat loss	Enhance: Retain and enhance 20 m vegetated buffer of native shrubs and trees along watercourses and ecosystems. Offset: Replace lost habitat with a ratio of 2:1. Compensate shading with floodplain widening to create wetland/marshland.	Planning Condition / Maintenance Agreement	Applicant / Contractor	LPA
Superficial aquifers, the River Loddon, Barkham Brook and wetlands surrounding the Loddon	Water diverted from superficial aquifers by the surface water drainage system to be discharged in line with existing groundwater flow paths to preserve baseflows.	Planning Condition	Contractor	Applicant and the Local Planning Authority
Superficial aquifers, the River Loddon, Barkham Brook and wetlands surrounding the Loddon	Where excavation and replacement of water bearing superficial deposits must occur, replacement material will preserve the hydraulic characteristics of the removed material wherever possible.	Planning Condition	Contractor	Applicant and the Local Planning Authority
Landscape & Visual Impact				
Construction Phase				
Trees	Root protection areas (prevent)	Planning condition	Contractor	LPA

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Operation Phase				
Access routes	Provision of enhanced recreational routes through the landscape (enhance)	Planning condition	Developer	LPA
Landscape character and features	Enhancements to Eco Valley Area (enhance)	Planning condition	Developer	LPA
Strategic screen planting	Detailed planting strategies to reduce visual impact & compensate for lost plants (prevent, offset)	Planning condition	Developer	LPA
Noise & Vibration				
Construction Phase				
NSRs	CEMP, to prevent and reduce noise and vibration impacts	Planning Condition / S.106 Agreement	Applicant/Contractor	Applicant / Contractor / LPA
Operation Phase				
NSRs	Appropriate design, selection of plant and physical mitigation, if required, to prevent loss of amenity	Planning Condition	Applicant/Contractor	Applicant / Contractor / LPA
Socio-economics				
Construction Phase				
N/A	N/A	N/A	N/A	N/A
Operation Phase				
Effects on children in the local area	It is recommended that the capacity of early years providers in the area should be kept under review	Planning Condition	Client	Wokingham Borough Council

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using or seeking access to early years provision	at the Reserved Matters Application Stage to identify preferable opportunities to meet demand from the Proposed Development, for instance via the on-site provision of nursery space within the proposed local centre.			
Transport & Access				
Construction Phase				
Adjacent Highway Network	Construction Environmental Management Plan (CEMP) : To prevent and reduce adverse effects associated with Construction activities including construction traffic.	Planning Condition	Applicant & Contractor	Contractor & Wokingham Borough Council
Operation Phase				
Surrounding Highway Network and Active Travel Networks	Travel Plan : To reduce vehicular travel arising from the Proposed Development and enhance travel by sustainable modes.	Planning Condition and / or S106 obligation	Applicant	Wokingham Borough Council
Surrounding Highway Network	Off Site Highway Mitigation : To reduce adverse effects arising from additional traffic at neighbouring junctions and highway links.	Planning Condition and / or S106 obligation	Applicant / Wokingham Borough Council	Wokingham Borough Council
Surrounding Active Travel Networks	Off Site Active Travel Network Improvements : To enhance provision and connectivity for walking and cycling trips	Planning Condition and / or S106 obligation	Applicant / Wokingham Borough Council	Wokingham Borough Council