

APPENDIX F: Schedule of mitigation

Schedule of Mitigation

The ES has considered primary and tertiary mitigation prior to undertaking the assessment of likely significant effects. Following the conclusion of effects based on the proposed scheme any further mitigation measures or monitoring arrangements i.e. secondary mitigation, have been identified. The hierarchy of mitigation measures is summarised below.

Primary Mitigation – modifications to the location or design

1. **Heights of buildings** PP6A – Building Heights and PP6B – Building Heights.
2. **Green infrastructure** of 25-30m around the Site (except for access points) - PP4 – Green Infrastructure.
- 3 + 4 Retention of high and medium value **trees**. More replacement trees will be provided than lost.
5. The **woodland belts** will be provided.
6. The Proposed Scheme will deliver a minimum of **10% biodiversity net gain**.
7. **Lighting** will be designed in accordance with best practice guidance, Framework Lighting Strategy.
8. A Surface Water Drainage scheme.
9. **Climate Change** commitments:
 - During the design phase an assessment will be carried out of the embodied carbon of new buildings to identified potential materials and measures to reduce the embodied carbon;
 - Dynamic thermal modelling of the buildings will be undertaken at detailed design in order to evaluate + mitigate potential summertime overheating risks;
 - Target a 25% reduction in water consumption relative to baseline performance;
 - A “fabric first” approach with building envelope performance beyond the minimum backstop requirements of the Building Regulations Part L 2013;
 - High efficiency gas boilers or low carbon heat pumps where heating is required; and
 - A 10% reduction in operational CO2 emissions beyond Building Regulations standards through the provision of low carbon renewable energy.
10. A **Waste Strategy** will be prepared and submitted for approval.
11. External night working within the production area will be subject to an **operational management plan**.

Tertiary Mitigation - actions to meet legislation requirements, or standard practices.

12. A Construction Environmental Management Plan will be prepared, **CEMP**.
13. Water: Use of **pollution prevention** systems in line with EA Pollution Prevention Guidance
- 14 to 18. A **Materials and Waste Management Strategy** (MWMS) will be produced.
19. Appropriate **gas protection** measures will be installed.

Secondary mitigation – further actions required.

- 20+21. **Badger** surveys to inform detailed mitigation for badgers.

22+23. **Bats** Roost inspections will be undertaken prior to construction to inform detailed mitigation

24. **Breeding birds** survey and a mitigation strategy.

25 **Reptiles** - an appropriate mitigation strategy

26. The location and design of the permissive path will be confirmed as part of reserved matters and will include the preparation of a **recreational access and management strategy** (RAMS) to control access and manage the impact on the biodiversity value of Black Park

Where appropriate these mitigation measures will be secured by planning condition or S106 planning agreement obligations.