

APPENDIX E: 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** in proximity of visual receptors as shown on PP7 – Building Heights;
2. **Green infrastructure** of 25-30m around Pinewood South (except for access points) – as shown on PP4 – Green Infrastructure. Green infrastructure at Alderbourne Farm of 10 – 25 (except for access points) –as shown on PP4 – Green Infrastructure;
3. **Retention of high and medium value trees.** More replacement trees would be provided than lost;
4. The **woodland belts** provided;
5. Deliver a minimum of 10% **biodiversity net gain**;
6. **Lighting** will be designed in accordance with best practice guidance and as set out in the Outline Framework Lighting Strategy;
7. **Surface Water Drainage scheme**;
8. **Seven Hills Road Improvement Scheme**;
9. **Climate Change** commitments:
 - Dynamic thermal modelling of the buildings would 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;
 - 100% low energy (LED) lighting;
 - 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. An **Energy Strategy** prepared and submitted for approval;
11. A **Waste Strategy** prepared and submitted for approval;
12. External night working within the production area will be subject to an **Operational Management Plan**;
13. Maintain and extend the operation of four **shuttle bus services** between the Pinewood Studios and nearby stations;

14. 5% of all parking spaces at the Proposed Scheme will be provided with fast active **electric vehicle charging facilities** to promote sustainable travel methods, with a further 5% of parking spaces provided with appropriate infrastructure to allow charging points to be implemented in the future;
15. The Production Studio soundstages would be designed with building envelopes that provide a very high level of **sound reduction**;
16. External **noise generation** from mechanical and electrical building services will be designed to be in accordance with BS 4142;

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

17. A **Construction Environmental Management Plan** would be prepared, CEMP;
18. **Water:** Use of pollution prevention systems in line with EA Pollution Prevention Guidance;
19. A **Materials and Waste Management Strategy** (MWMS) for construction and operation stage, would be produced;
20. A **Whole Life Carbon Study** would be produced;
21. Appropriate **gas protection** measures would be installed;

Secondary mitigation – further actions required.

22. A detailed **Bird Nest Box Scheme**, targeted at species of conservation concern endemic to the area such as mistle and song thrush, house sparrow, starling, swift, and spotted flycatcher would be prepared;
23. A detailed **Bat Mitigation scheme** including provision of alternative roosts such as a bat barn and bat box scheme;
24. Sustainable travel options would be encouraged through a **Travel Plan**;
25. **Landscape and Ecological Management Plan** prepared and submitted; and
26. **Noise minimising design** measures such as, earth bunds, noise barriers and low noise road surfacing where required.

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