

Chapter 12: Environmental Management, Mitigation and Monitoring

INTRODUCTION

- 12.1 Schedule 4 of the EIA Regulations 2017 (amended 2018, 2020, 2025)¹ require an Environmental Statement (ES) to provide “(7) a description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements. That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.” This ES chapter addresses these requirements.
- 12.2 Throughout the EIA process, significant adverse impacts have been avoided through early intervention in the design process. For those adverse impacts that cannot be avoided, as necessary, appropriate mitigation has been identified. The Institute of Environmental Management and Assessment (IEMA²) Guidelines: Implementing the Mitigation Hierarchy from Concept to Construction, 2024 have been followed to ensure appropriate classification of mitigation and that planning conditions are secured where necessary for the project so that in the future there is an appropriate transfer of environmental information and requirements between project phases (i.e. planning through to construction and subsequent operation).

Defining and Securing Mitigation and Monitoring

Mitigation and Monitoring Definitions

- 12.3 Mitigation measures can be classified into one of three key types³:
- **Primary mitigation (embedded / inherent):** measures that are an inherent part of the design, for example reducing the height of a development to reduce visual impact;
 - **Secondary mitigation (foreseeable):** measures that require further activity to achieve the anticipated outcome, often secured through planning conditions, requirements and/or management plans. An example is site investigation, remediation and verification fulfilled subject to planning conditions which results in residual geoenvironmental / land contamination effects being insignificant which supports the ‘scoping out’ of this topic from an EIA. Secondary mitigation can also include assumptions which are translated into commitments that have been accounted for when undertaking the impact assessments; for example, the installation of perimeter hoarding to mitigate noise impacts throughout enabling and construction works as well as measures required to avoid/remedy/limit likely significant effects identified by the impact assessments; and
 - **Tertiary mitigation (inexorable):** measures that are required regardless of any EIA assessment, as is imposed, for example, because of legislative requirements and/or standard sectoral practices. For example: considerate contractors’ practices that manage activities which have potential nuisance effects.
- 12.4 **Monitoring** can relate to observations and recordings throughout the enabling and construction works (for example noise or vibration monitoring). In addition, monitoring can be relevant at the operational stage of a development, for example in relation to a Travel Plan. Monitoring can also be relevant where mitigation needs to be checked and validated for success; for example, tree/vegetation growth over time to provide for a longer-term green buffer for mitigating visual impact. Noting these are examples and not specific to this project.

Securing Mitigation and Monitoring

- 12.5 **Primary mitigation** would be secured via the planning permission granted for the Proposed Development by the Local Planning Authority (LPA).
- 12.6 In relation to **secondary mitigation** and any required **monitoring** (if deemed necessary), these may be secured either by planning conditions attached to the development consent (if granted) or through an

¹ <https://www.legislation.gov.uk/ukxi/2017/571/contents>
² Now rebranded to The Institute of Sustainability and Environmental Professionals (ISEP).

appropriate, proportionate package of terms under an associated Section 106 Agreement. It is not uncommon for negotiations on the planning obligations to be secured by the Section 106 Agreement to continue up to and following the consideration of the planning application by the planning committee.

- 12.7 **Tertiary mitigation** measures are environmental mitigation measures which are standard measures/commitments that will be adopted as a matter of course to meet legislative requirements and/or standard sectoral practices, such as mandatory biodiversity net gain requirements, and (if appropriate) a mandatory biodiversity net gain condition for certain kinds of development. As these requirements are required and incorporated via statute, these do not explicitly need to be secured via condition or planning obligation but may be included.

The Proposed Development’s Mitigation and Monitoring Requirements

- 12.8 Environmental management, mitigation, design commitments and monitoring requirements have been developed through coordination with the Applicant, Design Team and EIA technical specialists to ensure the environmental management, mitigation, design commitments and monitoring requirements suggested for the Proposed Development are deliverable and are considered appropriate in terms of their ability to mitigate the Proposed Development’s likely significant adverse environmental effects. Environmental management and mitigation measures for the Proposed Development have been defined at the EIA Scoping stage as well resulting from the EIA process itself.
- 12.9 The **primary mitigation** for the Proposed Development is inherent in the design; it is described in the design evolution narrative (**ES Volume 1, Chapter 3: Alternatives and Design Evolution**) and included within the project description (**ES Volume 1, Chapter 4: The Proposed Development**). The primary mitigation to either prevent or reduce significant adverse effects or provide environmental enhancement is not repeated within this chapter of the ES.
- 12.10 In terms of **secondary mitigation** required for the Proposed Development, several Management Plans or Management Documents have either been prepared and submitted in support of the planning application or are committed to being prepared and implemented which relate to mitigating adverse environmental effects.
- 12.11 Table 12.1 lists the Management Plans / Documents which are relevant to the Environmental Impact Assessment (EIA), and which provide for a range of secondary mitigation measures.

Table 12.1 Secondary Mitigation - Management Plans / Documents

MANAGEMENT PLANS/ DOCUMENTS
An outline CEMP has been prepared and submitted alongside of the planning application. It is envisaged that a detailed CEMP will be agreed with the LPA ahead of works commencing on-site.
An outline Construction Logistics Plan has been prepared and submitted alongside of the planning application. It is envisaged that a detailed Construction Logistics Plan will be agreed with the LPA ahead of works commencing on-site.
Delivery and Servicing Plan (DSP)
Framework Travel Plan (FTP)
Operational Waste Management Strategy (OWMS)
Site Waste Management Plan (SWMP)

- 12.12 The secondary mitigation measures (which are addressed by the Management Plans / Documents presented in Table 12.1, or may be required by the LPA and secured by planning condition or Section 106 Agreement) are summarised below in Table 12.2.
- 12.13 Table 12.2 also presents other secondary mitigation measures required for the Proposed Development which have been identified as being required by the EIA process and described within this ES, but which don’t necessarily sit within a specific Management Plan or Management Document. These measures are typically

³ <https://www.iema.net/media/0one2qce/iema-mitigation-in-eia-guidance-final.pdf>

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project bespoke mitigation and design commitments, both in relation to the enabling and construction works and following completion and during operation of the Proposed Development.

- 12.14 Table 12.2 also sets out some of the pertinent relevant **tertiary mitigation** measures.
- 12.15 Any required **monitoring** for the Proposed Development is also summarised in Table 12.2.

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Table 12.2 Mitigation and Monitoring Schedule

ENVIRONMENTAL MITIGATION AND MONITORING			
TOPIC	REFERENCE	MITIGATION AND / OR MONITORING REQUIREMENTS	ES REFERENCE
Air Quality	AQ1 (To be included within the CEMP , see G1) This mitigation relates to the enabling works and construction stage of the Proposed Development.	The release of dust during the enabling and construction phase will be minimised through the implementation of best practice measures, set out within a CEMP, to prevent the degradation of local air quality.	ES Volume 3, Appendix: EIA Methodology – Annex 1
	AQ2 (To be included within the CLP , see TM2) This mitigation relates to the enabling works and construction stage of the Proposed Development.	All construction traffic logistics are set out within the Construction Logistics Plan (CLP). The CLP sets out construction routing and measures to reduce the impact of construction vehicles, which includes monitoring of vehicle movements on-site via a delivery booking-in system, and the need to make routing plans available to all suppliers.	ES Volume 3, Appendix: EIA Methodology – Annex 1
Archaeology	ARCH1 This mitigation relates to the enabling and construction works, and operational stages of the Proposed Development. It is suggested that ARCH1 be secured by the LPA using a Planning Condition	An Archaeological Desk-Based Assessment has been produced and submitted alongside the planning application, which suggests that no further archaeological work is required in this instance. Should statutory consultation lead to the requirement of planning conditions relating to archaeology, these will be attached to any consent issued.	ES Volume 3, Appendix: EIA Methodology – Annex 1
Climate Change and Greenhouse Gases	CC1 (to be included in the CEMP – see G1) This mitigation relates to the enabling and construction stage of the Proposed Development.	The CEMP will provide measures to reduce GHG emissions from construction. Examples of measures that could be included within the CEMP include: - Implement anti-idling policies for vehicles and equipment; - Regular maintenance of machinery to improve fuel efficiency; - Use renewable electricity sources on-site when available; and - Optimise delivery schedules to reduce vehicle trips.	ES Volume 3, Appendix: EIA Methodology – Annex 1
Daylight, Sunlight, Overshadowing and Solar Glare	-	These topics are scoped into the EIA, but the EIA has not identified the requirement for any mitigation or monitoring for these topics.	ES Volume 1, Chapter 9: Daylight, Sunlight, Overshadowing and Solar Glare
Ecology	E1 (to be included in the CEMP and/or relate to a standalone planning condition – see G1) This mitigation relates to the enabling and construction stage of the Proposed Development.	The following measures could be secured through inclusion within a CEMP, or through planning condition(s): Trees: - Trees adjacent to the site that are confirmed by an arboriculturist as being suitable for retention should be protected through the construction phase in line with British Standard 5837 – ‘Trees in relation to design, demolition and construction’ and as instructed by an arboriculturist. The measures implemented should include the establishment of appropriate Root Protection Area (RPAs) for each trees, ensuring the roots are protected from irreversible damage as a result of sustained machinery movements. - Should the enabling and construction works require incursion into an RPA, the effects of said incursion will be considered by a suitably qualified arboriculturist to ensure no significant effects to the tree. If damage is incurred during the enabling and construction phase, a review will subsequently be conducted by an arboriculturist and remedial works undertaken as instructed. Jersey Cudweed: - Jersey Cudweed, which is identified as having biodiversity value within the site only, has been identified as present on-site. As this is protected under the Wildlife and Countryside Act 1981 (as amended) and is deemed unlikely to be native to the site, mitigation can either include translocation of the plant to a suitable location within the Proposed Development, such as a green roof, or removal from the site. The mitigation approach should be agreed with Natural England through the relevant licensing process. - Due to the prevalence and rapid spread of the species in the local area, a check prior to the commencement of construction is recommended to ensure works areas remain free of Jersey Cudweed or the extent reported to date remains accurate, and consideration given to its potential presence throughout construction. - Should Jersey Cudweed be discovered in a new location during the enabling and construction phase, works will cease immediately in that area, and ecological advice will be sought. Breeding Birds: - Vegetation removal should be undertaken (in a staged approach) outside of the nesting season (March-August inclusive). Alternatively, a nesting bird check should be carried out no more than 48 hours prior to the commencement of works on-site by a suitably qualified ecologist to ensure that no active nests are present. - In the event that an active nest is discovered during a search prior to commencement or during the completion of construction works, the feature surrounding and supporting the nest should be retained without alteration until the young have fledged. It may be appropriate to establish a buffer zone from the nest, with no plant or personnel entering this area until the young have fledged, and the nest should be monitored. Bats: - A sensitive lighting strategy has been adopted to avoid the illumination of the roosting feature and following best practice measures provided by the ILP⁴ during both the construction and operation phases. - A site walkover will be conducted prior to the commencement of works to ensure the site is as described within the Ecological Appraisal (submitted as a standalone document to accompany the planning application). The check should be carried out at an appropriate time, in line with best practice guidelines and with sufficient time for mitigation to be incorporated prior to commencement, should it be required.	ES Volume 3, Appendix: EIA Methodology – Annex 1

⁴ ILP (2023) Bats and Artificial Lighting at Night. Guidance Note 08/23. Institute of Lighting Professionals, Rugby.

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ENVIRONMENTAL MITIGATION AND MONITORING			
TOPIC	REFERENCE	MITIGATION AND / OR MONITORING REQUIREMENTS	ES REFERENCE
		Best Practice Measures: The contractor will appoint a 'Biodiversity Champion' (or similar) to ensure that mitigation requirements are fully adopted, monitored, and to raise any ecological issues on-site. This should include undertaking regular inspection of the construction site, including consideration of mitigation measure implementation to ensure they are effective and appropriate, and give consideration to the potential for species (e.g. breeding birds) to establish on the site during construction, as well as overseeing the installation of ecological enhancement measures in line with manufacturer recommendations and landscape/ecological guidelines, and maintenance of the features (habitats or artificial species boxes) following installation and up to handover.	
General	G1 This mitigation relates to the enabling works and construction stage of the Proposed Development. It is suggested that G1 be secured by the LPA through a Planning Condition.	Construction Environmental Management Plan (CEMP) An outline CEMP (OCEMP) has been prepared and submitted alongside of the planning application. It is envisaged that a detailed CEMP will be agreed with the LPA ahead of works commencing on-site. The OCEMP currently sets out the following information: - Overview of the site and sensitive receptors; - Construction works overview; - Description of construction works; - Site management and administration; - Environmental mitigation overview (this includes a schedule of mitigation measures relating to categories comprising of (but not limited to) community liaison, lighting, waste, utilities, ground conditions, sustainability, noise and vibration, water management, traffic, and air quality); - Monitoring (e.g. noise, vibration and air quality), auditing and reporting; and Environmental reports, industry guidance and best practice. The CEMP will need to include, as appropriate , the measures set out in sections AQ1, CC1, E1, GEO1, GEO2, GEO3, MAT1, NV1, NV2, TM1 of this table.	ES Volume 1, Chapter 5: Enabling and Construction Works
Ground Conditions and Land Contamination	GEO1 This mitigation relates to the enabling works and construction stage of the Proposed Development. It is suggested that GEO1 be secured by the LPA using a Planning Condition (it could be included within the planning condition relating to the CEMP – see G1)	Consideration will be given to the potential for the presence of unexploded ordnance (UXO) during any below ground works, and a desk-based UXO Report will be commissioned for the site ahead of works commencing.	ES Volume 3, Appendix: EIA Methodology – Annex 1
	GEO2 This mitigation relates to the enabling and construction stage of the Proposed Development. It is suggested that GEO2 be secured by the LPA using a Planning Condition (it could be included within the planning condition relating to the CEMP – see G1)	Further targeted intrusive ground investigation is recommended, including geoenvironmental sampling and laboratory testing of Made Ground and relevant natural strata, to confirm mitigation measures for the proposed end uses, as well as controlled waters.	ES Volume 3, Appendix: EIA Methodology – Annex 1
	GEO3 This mitigation relates to the enabling and construction stage of the Proposed Development. It is suggested that GEO3 be secured by the LPA using a Planning Condition (it could be included within the planning condition relating to the CEMP – see G1)	As the previous development was demolished in 2024, appropriate asbestos surveys should be completed prior to intrusive works via request of demolition completion records, asbestos clearance certificates, waste transfer notes, and any records of removed tanks/hotspots where available.	ES Volume 3, Appendix: EIA Methodology – Annex 1
Health	-	This topic was scoped out of the EIA. The EIA has not identified the requirement for any mitigation or monitoring for this topic, beyond the implementation of a CEMP to reduce impacts during the enabling and construction works such as poor air quality, noise and vibration, and resident inconvenience during anti-social hours (see G1).	ES Volume 3, Appendix: EIA Methodology – Annex 1
Heritage	-	This topic was scoped out of the EIA. The EIA has not identified the requirement for any mitigation or monitoring for this topic.	ES Volume 3, Appendix: EIA Methodology – Annex 1
Light Spill	LS1 This mitigation relates to the operational stage of the Proposed Development. It is suggested that LS1 be secured by the LPA using a Planning Condition	A detailed lighting strategy will be prepared and refined during later design stages in accordance with the Institute of Lighting Professionals (ILP) and relevant British Standards, including BS EN 12464-1:2021, as to not result in significant light spill effects to neighbouring receptors, or to Down Lane Park. General mitigation guidance includes the following: - All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used; LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability; - A warm white light source (2700 Kelvin or lower) should be adopted to reduce blue light component; - Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;	ES Volume 3, Appendix: EIA Methodology – Annex 1

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TOPIC	REFERENCE	MITIGATION AND / OR MONITORING REQUIREMENTS	ES REFERENCE
		- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill; Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges; - Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards; - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered; Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt; - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible a timer as the risk assessment will allow; Use of a Central Management System (CMS) with additional web-enabled devices to light on demand; - The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues; and - Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.	
Materials	MAT1 This mitigation relates to the enabling and construction stage of the Proposed Development (to be included in the CEMP – see G1)	During the enabling and construction works, mitigating measures will be implemented to reduce the quantity of materials used during the construction of the Proposed Development. The key construction materials will be: - Recovered from site (if relevant); - Recovered from off-site sources (e.g. donor sites) as far as reasonably practicable; - Sourced locally as far as reasonably practicable; - Reclaimed or recycled materials will be used, where feasible, in order to reduce the requirement for virgin materials; - A 'just-in-time' material delivery system will be implemented to avoid materials being stockpiled and spoiled during bad weather; - Material quantity requirement will be considered to avoid over-ordering and generation of waste materials; and - A designated storage area for new building materials will be used, to reduce the risk of damage / spoiling.	ES Volume 1, Chapter 5: Enabling and Construction Works
Noise and Vibration	NV1 This mitigation relates to the enabling and construction stage of the Proposed Development (to be included in the CEMP – see G1)	Enabling and Construction Noise Mitigation focuses on controlling noise at source and applying Best Practicable Means (BPM). BPM includes: - The production of a construction noise and vibration report that evaluates the construction activities and provides specific BPM to reduce noise and vibration; - Limiting high impact activities (e.g. piling) to specific times during the day where feasible; - Plant is to be properly maintained and operated in accordance with manufacturer's recommendations. Electrically powered plant is preferred, where practicable, to mechanically powered alternatives; - Where feasible, all stationary plant would be located so that the noise effect at all occupied residential and commercial properties is minimised and, if practicable, every item of static plant when in operation is to be sound attenuated using methods based on the guidance and advice given in BS 5228; - Trade contractors would at all times apply the principle of Best Practicable Means as defined in Section 72 of the COPA and carry out all work in such a manner as to reduce any disturbance from noise and vibration to a minimum; - The timing of construction operations will be critical in avoiding noise and vibration nuisance to surrounding areas and premises. The contractor would identify particularly sensitive periods in the works so that the potential problems can be minimised and that early and good public relations with the adjacent occupants of buildings are maintained; and - The construction works will be conducted under a Section 61 consent, under the Control of Pollution Act 1974. The Section 61 will specify agreed construction noise limits at identified noise sensitive properties, together with specific mitigation measures, in consultation with the LPA EHO. The Section 61 assessment is expected to reflect a detailed assessment undertaken once contractors are engaged. The Section 61 will also detail proposed management and mitigation measures to ensure noise is minimised as far as is reasonably practicable, together with adequate noise monitoring. Enabling and Construction Traffic Noise - Vehicles employed for any activity associated with the construction works will, where reasonably practicable, be fitted with effective exhaust silencers and shall be maintained in good working order and operated in a manner such that noise emissions are controlled and limited as far as reasonably practicable; - Time slots are adopted for deliveries to ensure that convoys of vehicles do not arrive simultaneously and avoid unnecessary idling on-site; - Strict control to prevent temporary parking on pavements in the vicinity of noise sensitive receptors; and - The use of sufficient clear signage to ensure that construction vehicles use only designated routes.	ES Volume 1, Chapter 7: Noise and Vibration
	NV2 This mitigation relates to the enabling and construction stage of the Proposed Development (to be included in the CEMP – see G1)	Enabling and Construction Vibration To minimise adverse vibration effects, the following measures will be implemented where practicable: - The Contractor shall use a piling technique that is least likely to cause adverse vibration impacts, specifically Continuous Flight Auger (CFA) piling (or similar); and - A Piling Method Statement (PMS) will also be provided and agreed upon with the LPA prior to the commencement of works. Vibration limits will be set in accordance with BS5228-2 to minimise the risk of complaints or building damage. These limits will be controlled through implementation of the CEMP and vibration monitoring. The statement will also include vibration monitoring and action levels.	ES Volume 1, Chapter 7: Noise and Vibration
Project Vulnerability	-	This topic was scoped out of the EIA. The EIA scoping process did not identify any required mitigation or monitoring for this topic.	ES Volume 3, Appendix: EIA Methodology – Annex 1
Socio-Economics	SE1 This mitigation relates to the operational stage of the Proposed Development.	To mitigate against the significant adverse effect on primary healthcare services, the Applicant and the LBH should agree to appropriate Section 106 (S106) and/ or Community Infrastructure Levies (CIL) to offset the impact of future residents' demand for healthcare services.	ES Volume 1, Chapter 6: Socio-Economic

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ENVIRONMENTAL MITIGATION AND MONITORING			
TOPIC	REFERENCE	MITIGATION AND / OR MONITORING REQUIREMENTS	ES REFERENCE
	It is suggested that SE1 be secured by the LPA using S106 Agreement or Planning Condition		
Traffic and Movement	TM1 This mitigation relates to the enabling works and construction stage of the Proposed Development. (to be included in the CEMP – see G1 , or CLP - see TM2)	All contractors involved in the enabling and construction works associated with the Proposed Development will be registered with the Fleet Operator Recognition Scheme (FORS).	ES Volume 3, Appendix: EIA Methodology – Annex 1
	TM2 This mitigation relates to the enabling works and construction stage of the Proposed Development. It is suggested that TM2 be secured by the LPA using a Planning Condition	Outline Construction Logistics Plan (CLP) An Outline Construction Logistics Plan (CLP) has been prepared and submitted to accompany the planning application. The CLP aims to minimise the impact of construction on the local community, manage construction access to the site, enhance safety and reduce congestion during the enabling and construction works through the implementation of measures such as delivery management systems, implementation of holding and vehicle call-off areas, vehicle washing, the appointment of a Community Engagement Officer and the implementation of a staff travel plan. A detailed CLP will be produced prior to the commencement of enabling and construction works, and implemented throughout the construction programme. The CLP will be a 'live document' and will be updated during construction if any significant changes to the scope or programme of construction occur at the site and if required on request from the local authority to address issues that arise. The applicant will appoint a Construction Logistics Manager who will be responsible for implementing the CLP.	ES Volume 3, Appendix: EIA Methodology – Annex 1
	TM3 This mitigation relates to the operational stage of the Proposed Development. Aspects of the DSP could be secured through a Planning Condition, should the LPA consider this necessary.	Delivery and Servicing Plan A Delivery and Servicing Plan (DSP) has been prepared and submitted to accompany the planning application. The DSP sets out how building occupiers will enable safe, clean and efficient deliveries to their site, including the servicing and waste strategy for the Proposed Development, measures to minimise freight trips (and associated targets), how the strategies within the DSP should be implemented, reviewed and monitored.	ES Volume 1, Chapter 4: The Proposed Development
	TM4 This mitigation relates to the operational stage of the Proposed Development. Future Travel Plans and aspects of the FTP could be secured through a Planning Condition, should the LPA consider this necessary.	Framework Travel Plan A Framework Travel Plan has been prepared and submitted to accompany the planning application. The Framework Travel Plan identifies an appropriate package of measures aimed at promoting sustainable travel for site residents, with an emphasis on encouraging the use of sustainable modes and disincentivising any unnecessary vehicular trips. The Framework Travel Plan covers all aspects of travel behaviour to, from, and within the site associated with the people living in, working at, or visiting the site. Some elements will form part of future Travel Plans for the individual land uses on the site. It is anticipated that future Travel Plans will be secured through a condition placed on any permission granted.	ES Volume 3, Appendix: EIA Methodology – Annex 1
Townscape and Visual	-	This topic was scoped into the EIA, but the EIA has not identified the requirement for any mitigation or monitoring for this topic.	ES Volume 2
Waste	W1 This mitigation relates to the enabling works and construction stage of the Proposed Development. It is suggested that W1 be secured by the LPA using a Planning Condition	Site Waste Management Plan (SWMP) The typical structure of a SWMP is detailed in ES Volume 1, Chapter 5: Enabling and Construction Works . The SWMP includes a number of measures to forecast, minimise and manage the predicted excavation and construction waste arisings. The preparation of a detailed SWMP will be undertaken prior to the commencement of construction works.	ES Volume 1, Chapter 5: Enabling and Construction Works
	W2 This mitigation related to the operational stage of the Proposed Development. Aspects of the OWMP could be secured through a Planning Condition, should the LPA consider this necessary.	Operational Waste Management Plan (OWMP) An Outline Waste Management Plan (OWMP) has been prepared and submitted to accompany the planning application, for both the non-residential and residential elements of the Proposed Development. The OWMP sets out the predicted types and quantities of waste that would be generated during the occupation of the proposed buildings and how this waste would be stored and collected. The OWMP is in accordance with waste management guidance including from the local planning authority (i.e. LBH Waste Storage Guidance) and British Standards.	ES Volume 1, Chapter 4: The Proposed Development
Water Resources, Drainage and Flood Risk	-	This topic has been scoped out of the EIA. The EIA has not identified the need for any mitigation or monitoring for this topic. The planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy, outlining the implementation of SuDS within the Proposed Development.	ES Volume 3, Appendix: EIA Methodology – Annex 1
Wind Microclimate	WM1 This mitigation relates to the operational stage of the Proposed Development It is suggested that WM1 be secured by the LPA using a Planning Condition	The trees marked 1-7 on Figure 8.22 of ES Volume 1, Chapter 8: Wind Microclimate (re-presented below for ease) are required to be secured for wind mitigation. Should these proposed trees be removed or relocated, an experienced wind engineer should review the changes and the Applicant include mitigation in some other form.	ES Volume 1, Chapter 8: Wind Microclimate

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TOPIC	REFERENCE	MITIGATION AND / OR MONITORING REQUIREMENTS		ES REFERENCE			
		 PINUS PINEA Evergreen 2m clear stem 6-8.5m height Non Native to UK Mature height - 12m+  BETULA PENDULA 'FASTIGIATA' Deciduous 2m clear stem 4-5.5m height Native to UK Mature height - 12m+  PRUNUS HILLIERI SPIRE Deciduous 2m clear stem 6-6.5m height Non Native to UK Mature height - 10-12m  SORBUS AUTUMN SPIRE Evergreen 2m clear stem 5-5.5m height Mature height - 8m  TILIA CORDATA Deciduous 2.5m clear stem 6-7m height Mature height - 15m+  GLEDITSIA TRIACANTHOS Deciduous 2m clear stem 6-8.5m height Non Native to UK Mature height - 12m+  AMELANCHIER BALLERINA Deciduous 2m clear stem 3.5-4.5m height Non Native to UK Mature height - 8m+  FASTIGIATE HORNBEAM Semi evergreen 2m clear stem 6-6.5m height Native to UK Mature height - 12m+   ACER GRiseum Deciduous Multi stem 2.5-3.0m height Mature height - 4-5m  AMELANCHIER LAMARCKII Deciduous Multi stem 2.5-3.0m height Mature height - 3-5m  PINUS MUGO Evergreen Multi stem 1.5-2.0m height Mature height - 2-3m  QUERCUS ROBUR Evergreen Multi stem 1.5-2.0m height Mature height - 3-5m <tr><td></td><td></td><td></td><td></td><td></td></tr>					