# ENVIRONMENTAL STATEMENT
# VOLUME 1
# CHAPTER 15 - SUMMARY OF MITIGATION

# 15 SUMMARY OF MITIGATION MEASURES

## 15.1 INTRODUCTION

15.1.1. From the outset, the EIA process has involved an iterative approach to inform the design, and where appropriate, measures to mitigate likely significant environmental effects have been incorporated into the design of the Proposed Development to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects. The result is such that the design of the Proposed Development includes primary mitigation (embedded within the Proposed Development). This inherent mitigation, which has been captured as part of the design process and within the final design of the Proposed Development, is explicitly drawn to the reader's attention in the relevant technical chapters of this ES.

15.1.2. Where the assessment (including inherent mitigation) has ascertained that likely significant negative effects remain, additional (secondary) mitigation has been identified to:

- Control and manage the construction activities; and
- Control the operation of the Proposed Development.

15.1.3. **Table 15.1** provides a summary of the effects and secondary mitigation measures identified within each of the technical chapters of this ES (**Chapters 5 – 13**).

15.1.4. It is expected that the secondary mitigation and any appropriate monitoring measures identified within the technical chapters (**Chapters 5 – 13**) and summarised in **Table 15.1** below would form part of detailed specifications as appropriate to be submitted, approved and complied with pursuant to appropriately worded planning conditions or, where it accords with statute and national policy, through s106 obligations. An indication as to how the mitigation measures will be secured is also included in **Table 15.1**.

## 15.2 CONSTRUCTION STAGE

15.1.5. The secondary mitigation measures proposed during the construction stage have been selected for their practicality and effectiveness. **Chapter 4: The Proposed Development**, of this ES is supported by a Draft Construction Management Plan (CMP) (included as **Appendix 4.1**) which indicates out how the construction works might be carried out and the Applicant's intentions for managing the construction process. The CMP will deliver the majority of the construction phase related secondary mitigation measures identified in the ES, as indicated in **Table 15.1**.

15.1.6. The Draft CMP describes how the Proposed Development could be delivered taking into account the local constraints, buildings and environment. It acts as a guide for information only and is not a document proposed to be secured by way of condition or obligation, as the actual construction methodology will be developed following selection and appointment of the principal contractor. Specific secondary mitigation measures as identified for the construction works within the technical Chapters are summarised in **Table 15.1** whilst general commitments are set out below.

15.1.7. Once a contractor has been appointed, it is proposed that a detailed CMP will be prepared and submitted to Cherwell District Council (CDC) for approval before construction commences. Implementation of these management plans will allow management and control of the proposed construction works associated with groundworks, including management of materials, wastewater and the storage of fuels and construction plant. The CMP will provide details of the procedures and

methods to be followed to minimise any potential adverse effects of construction on the local environment, relating to local air quality, noise and vibration levels, lighting, visual amenity and ground conditions. Once they are approved, contractors working on the Site would be required to comply with the requirements of the management plans through the provision of detailed method statements.

## 15.3 OPERATIONAL STAGE

15.1.8. Many of the secondary mitigation measures which have been identified through the EIA process rely on effective implementation once the Proposed Development is completed. The precise management structures for controlling these activities, to ensure that effects are minimised and the design objectives are achieved, will be subject to approval by CDC pursuant to appropriate conditions or obligations.

15.1.9. Specific secondary mitigation measures identified for the Operational Stage within the technical ES chapters are summarised in **Table 15.1**. The measures have been assessed within each chapter and considered in the determination of the classification of the residual effects.

**Table 15.1 – Summary of Effects and Secondary Mitigation Measures**

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
|---|---|---|---|---|---|
| **5. Socio-Economics** | Construction | None | None proposed. | N/A | None |
| | Operation | Employment | None proposed. | N/A | Minor beneficial |
| | | Geographic distribution of employees | The Applicant is committed to supporting local jobs. The Planning Statement outlines the draft S106 agreement Heads of Terms. The draft Heads of Terms notes that the Applicant will provide local recruitment initiatives during the operational phase and will work with specialist course departments at UK universities and colleges. | Heads of Terms | Negligible |
| | | Visitor Expenditure | None proposed. | N/A | Negligible |
| | | Contribution to Leisure Provision | None proposed. | N/A | Moderate beneficial |
| | | Employee Training and College Partnerships | The Applicant is committed to supporting local jobs and training. The Planning Statement outlines the draft S106 agreement Heads of Terms. The draft Heads of Terms notes that the Applicant will provide local recruitment initiatives during the operational phase and will work with specialist course departments at UK universities and colleges. The draft Head of Terms also notes that the Applicant will provide a minimum of 150 local construction apprenticeships or apprenticeship starts as part of a wider Employment, Skills | Heads of Terms | Moderate beneficial |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | | and Training Plan – and will progress discussions with local construction apprenticeships facilitator, Ace Training. | | |
| **6. Transport and Access** | Construction | Severance | The Proposed Development incorporates a construction access point and the Draft CMP provides control measures relating to traffic. No further mitigation is therefore required. | CMP | Negligible |
| | | Delay | | | |
| | | Amenity | | | |
| | | Fear, Intimidation, Accidents and Safety | | | |
| | Operation | Severance | The Proposed Development will provide a new vehicular access, signage strategy, a new shared foot/cycle path, on-site cycle parking and a shuttle bus service. In addition, a Framework Travel Plan is submitted with the planning application to promote sustainable travel choices amongst both staff and visitors. The Framework Travel Plan will inform a more detailed travel plan which will be monitored. No further mitigation is therefore required. | Framework Travel Plan, CMP | Negligible |
| | | Delay | | | |
| | | Amenity | | | |
| | | Fear, Intimidation, Accidents and Safety | | | |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| **7. Air Quality** | Construction | Earthworks | No further mitigation is proposed beyond the measures set out in the Draft CMP. | CMP | Negligible |
| | | Construction | ▪ Avoid scabbling<br>▪ Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless it is required for a particular process, in which case ensure that appropriate additional control measures are in place | CMP | Negligible |
| | | Trackout | ▪ Use water-assisted dust sweeper on the access and local roads<br>▪ Avoid dry sweeping of large areas<br>▪ Ensure vehicles entering and leaving sites are covered to prevent escape of materials<br>▪ Implement a wheel washing system at a suitable location near site exit | CMP | Negligible |
| | | Construction Phase Traffic Impacts | None proposed. | N/A | Negligible |
| | Operation | Impacts on Sensitive Receptor Locations | A Framework Travel Plan, which takes into account the promotion of sustainable travel is proposed to be implemented as part of the proposal. | Framework Travel Plan | Negligible |
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| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| **8. Noise and Vibration** | Construction | Site Construction Noise and Vibration | The Draft CMP includes measures to control noise at nearby sensitive receptors, including good practice measures based on guidance set out in BS 5228-1 and restricting working hours. No further mitigation is proposed beyond the measures set out in the Draft CMP. | CMP | Minor adverse |
| | | Construction Traffic Noise | None proposed. | | Negligible |
| | Operation | Road Traffic Flows | The landscaping proposals of the Proposed Development will provide fencing to screen noise.<br>No further mitigation measures are required. | N/A | Minor beneficial |
| | | Fixed Plant | Detail design of the fixed plant to include standard noise control measures (such as attenuators, selection of quiet plant, screening, etc.) such that the total noise from all plant did not exceed the proposed noise limits set out in Table 8.12 of **Chapter 8: Noise and Vibration**. | Planning Condition | Negligible |
| | | Site Activity | None proposed. | N/A | Negligible |
| **9. Biodiversity** | Construction | Off-site habitat of ecological importance | An updated Construction Management Plan (CMP) will be produced detailing how pollution will be minimised and controlled in the construction phase; both airborne and waterborne. Measures will follow industry standard guidance and include measures such as: appropriate dust management measures such as 'damping down'; | CMP | Adverse effect at Site scale |
| | | On-site habitat of ecological importance | | | Adverse effect at Site scale |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | | ▪ safe storage of chemicals; and,<br>▪ suitable and regular personnel training.<br>Hoarding or fencing will be installed around all construction works to protect the surrounding retained habitats.<br>No mitigation to remove the effects of construction traffic on woodland adjacent to the B4030 are proposed. | | |
| | | Bats | Measures will be taken to conserve and protect the retained tree which has potential to support roosting bats, as well as the retained tree, scrub and hedgerow habitat which provides a foraging/commuting resource for bats. This will include the installation of protective fencing in line with BS5837:2012. The CMP will include measures to minimise the effects of construction phase lighting and noise, including ensuring that light spill on to adjacent habitats, woodland, hedgerows and waterbodies, is minimised. | CMP | Adverse effect of Site scale |
| | | Badger | Measures to be incorporated into the final CMP:<br>▪ Walkover of the Proposed Development footprint and a 30m buffer to check for any new setts prior to commencement of works.<br>▪ Any setts found to be in use may need to be closed under a Natural England licence prior to construction works commencing. Licenced works are seasonally constrained (July - November inclusive), to avoid the badger breeding season and will require submission and implementation of a suitable mitigation strategy (e.g. using one-way gates and supervised excavation). | CMP | Adverse effect of Site scale |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | | ▪ Measures to minimise effects upon badger movement and foraging activity, such as fencing dangerous areas of the construction site (e.g. deep excavations) or providing a means of egress from shallow excavations, whilst ensuring other construction fencing is raised 180mm above ground level to enable badgers to pass beneath.<br>▪ Storage of plant and materials on areas of potential foraging habitat (e.g. retained grassland) will be avoided. In addition, appropriate good practice measures will be implemented to reduce noise during construction and there will be no night works unless specifically needed. | | |
| | | Other mammals | Pollution prevention methods and precautions during construction will serve to minimise the mortality or injury risk to other mammals, including fencing open trenches and ensuring means of egress, secure storage of chemicals and swift clean-up of spills. Careful clearance methods should be utilised including avoiding removal of brash or leaf piles during winter (as disturbing hibernating individuals may kill them), and hand-removal of leaf and brash piles during the active season.<br>These safeguarding measures will be incorporated into the final CMP. | CMP | Adverse effect of Site scale |
| | | Birds | Clearance of vegetation will be avoided during the main bird nesting season (March to August inclusive) wherever possible, to avoid damage or destruction of nests.<br>If partial clearance of small areas is unavoidable during the main nesting bird season a suitably qualified ecologist will | CMP | Adverse effect of Site scale |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | | inspect the area within 24hrs prior to clearance; should any nests be present a suitable sized buffer zone in which no works occur will be put in place around the nest until the young have fledged or the nest has become otherwise inactive.<br>These safeguarding measures will be incorporated into the final CMP.<br>Prior to and during the construction phase, habitat creation will be progressed, which will compensate for the cleared habitat. | | |
| | | Reptiles | Precautionary methods of clearance to be detailed in the finalised CMP.<br>Clearance will be completed outside of the hibernation season (mid-October and mid-March inclusive, weather dependent), followed by a destructive search under supervision of a suitably qualified ecologist. Any reptiles found during the habitat manipulation and destructive search will be captured by hand and released into adjoining retained and protected habitat (i.e. retained habitat in the north of the Site). | CMP | Adverse effect of Site scale |
| | | Amphibians | Measures described in relation to mammals and reptiles will serve to safeguard individual amphibians during the construction phase. Other measures may be specifically recommended by NatureSpace (the District-Level licence administrator). Such measures could include destructive search and amphibian rescue through supervised pond drain- | District Level Licencing Scheme | Adverse effect of Site scale |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | | down. However, no translocation exercise is thought to be required.<br>Use of the District Level Licencing scheme will contribute to robust off-site schemes to maintain the population status of great crested newt at this scale. | | |
| | | Invertebrates | Pollution prevention measures will be detailed in the CMP which will minimise habitat degradation via pollution.<br>During the removal of ponds, macrophytes (and invertebrates on them) will be retained and transferred to newly created ponds to facilitate colonisation there. | CMP | Adverse effect of Site scale |
| | Operational | Off-site habitat of ecological importance | No specific mitigation measures in respect of off-site habitats are proposed. | N/A | Negligible |
| | | On-site habitat of ecological importance | Management of these habitats, as detailed within the respective landscape plans, Landscape Maintenance and Management Plan (LMMP) and the Habitat Management and Monitoring Plan (HMMP) for the Proposed Development will result in the new and the retained habitats achieving higher quality (condition) than currently recorded. | Condition to implement the LMMP and HMMP | Beneficial effect at a Site scale |
| | | Bats | Secondary mitigation will take the form of monitoring which will inform any further steps required. This will serve to protect the bat populations at the Site in the long term.<br>On at least one occasion in the first five years post-completion, an inspection of the bat boxes will be undertaken | Condition to implement the HMMP | Negligible |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | | by a Natural England (NE) licensed ecologist to record evidence of use by bats and advise on any necessary repairs to be carried out. If a box has not been used for several years in succession, the installation of new alternative boxes (non-integral) shall be considered following the advice of a suitably qualified ecologist, as detailed in the HMMP. | | |
| | | Badger | No specific mitigation is required to protect badger during operation of the hotel and leisure complex. | N/A | Negligible |
| | | Other Mammals | No specific mitigation is required to protect other mammals during operation of the hotel and leisure complex. | N/A | Negligible |
| | | Birds | Bird boxes will be monitored (from ground level) for usage by the target, or other species during the peak breeding season (April – May inclusive). If no uptake is recorded after three years, new boxes and locations shall be considered. The advice of a suitably qualified ecologist will be sought for this, as detailed in the HMMP.<br>Habitats will be managed in a bird-sensitive manner, as detailed in the HMMP and LMMP. | Condition to implement the LMMP and HMMP | Negligible |
| | | Reptiles | The HMMP management regime has been designed to maximise the invertebrate value of the habitats, e.g. with low-level mowing regimes and no pesticide use. This will create a significant improvement for reptiles compared to the amenity grassland that dominated the Site prior to development. The | Condition to implement the LMMP and HMMP | Negligible |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | | structure of habitats also creates a varied mosaic for reptiles with foraging grounds near to suitable cover.<br>The mowing regime detailed in the HMMP and LMMP is designed to minimise risks to active reptiles by avoiding the active season. | | |
| | | Amphibians | The HMMP management regime has been designed to maximise the invertebrate value of the habitats, e.g. with low-level mowing regimes and no pesticide use. This will create a significant improvement for amphibians compared to the amenity grassland that dominated the Site prior to development. The structure of habitats also creates a varied mosaic for amphibians with foraging grounds near to suitable cover.<br>The mowing regime detailed in the HMMP is designed to minimise risks to active amphibians by avoiding the active season.<br>The Proposed Development will require population size class monitoring (i.e. via manual methods) of all ponds, every year for ten years following completion. If populations decline (assessed only after at least two years of monitoring), the management regime should be reviewed and adjusted accordingly. For example, if ponds are routinely drying out, consideration will be given to physical alterations to help them maintain water through the season. Monitoring requirements are detailed in the HMMP.<br>In addition, off-site compensation will have maintained the County level population status independent of on-site works. | Condition to implement HMMP | Negligible |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | Invertebrates | The HMMP management regime has been designed to maximise the invertebrate value of the habitats, e.g. with low-level mowing regimes and no pesticide use. This will create a significant improvement for invertebrates compared to the amenity grassland that dominated the Site prior to development. | Condition to implement the HMMP | Beneficial effects at the Site scale |
| **10. Archaeology and Cultural Heritage** | Construction | Potential for direct effects on hitherto unknown buried archaeological remains | Mitigation, if required, to be determined following the ongoing trial trench evaluation | Planning condition to carry out any required mitigation | Significance Unknown |
| | Operational | Effects on the Setting of Grade II Listed Oxford Lodge | Secondary mitigation is unlikely to be possible to address this setting effect and given no significant effect is predicted is not deemed necessary. | N/A | Minor adverse |
| | | Effects on the Setting of Grade II Listed Barn | Secondary mitigation is unlikely to be possible to address this setting effect and given no significant effect is predicted is not deemed necessary. | N/A | Negligible |
| | | Effects on the Setting of the Chesterton Conservation Area | None proposed as there will be no change to the setting of the asset. There would be no adverse effect upon the setting of the asset and no harm to it in terms of the NPPF. | N/A | No effect |
| | | Effects on the Setting of Middleton Park and Garden | Secondary mitigation is unlikely to be possible to address this setting effect and given no significant effect is predicted is not deemed necessary. | N/A | Minor Adverse |

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| | | Effects on the Setting of Scheduled Alchester Roman Site | Secondary mitigation is unlikely to be possible to address this setting effect and given no significant effect is predicted is not deemed necessary. | N/A | Negligible |
| | | Effect on the Setting of the Scheduled Saxon Barrow | Secondary mitigation is unlikely to be possible to address this setting effect and given no significant effect is predicted is not deemed necessary. | N/A | Negligible |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| **11. Ground Conditions** | Construction | Potential effects on human health from exposure to contamination and/or ground gas associated with historical and current land use | ▪ Construction workers would be required to wear PPE such as gloves and face masks (where appropriate) to prevent dermal contact and inhalation or ingestion. Appropriate site hygiene facilities will be put in place and the presence of contaminants and the associated risks will be explained to ground workers before they begin work.<br>▪ Water can be sprayed onto material being worked to damp down any potentially contaminated dust and prevent it from becoming airborne where it may affect construction workers and third party neighbours. Wheel washing of site vehicles may also be implemented to prevent tracking of contaminated material off-site.<br>▪ Fuel storage on-site to be carried out under best practice, i.e. integrally bunded containers. Plant refuelling to be carried out using best practice techniques and any spills to be controlled with spill kit.<br>▪ Dust suppression measures (e.g. damping down) will be implemented to minimise the potential for dust generation.<br>▪ Appropriate covering of onsite stockpiled materials and during transport to/from Site to prevent dust generation. | CMP | Negligible |
| | | Potential for increased mobilisation of chemical contaminants into surface water and / or groundwater | ▪ The ground investigation will identify areas of contamination in shallow soils which will be appropriately remediated prior to the construction phase.<br>▪ Fuel storage on-site to be carried out under best practice, i.e. integrally bunded containers. Plant refuelling to be carried out using best practice techniques and any spills to be controlled with spill kits. | Planning condition for site investigations and any required remediation.<br>CMP | Negligible |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | Operation | Potential effects on human health from exposure to contamination and/or ground gas/vapours associated with historical and current land use | ▪ A ground investigation will be carried out to identify potential contaminant linkages. If necessary a Remediation Strategy will be produced for the Site, and remedial works will be appropriately validated.<br>▪ Where the presence of buildings and hardstanding across the Site are present, it will limit the potential for dermal contact, ingestion or inhalation of contaminated soil by future users. | Planning condition for site investigations and any required remediation.<br>CMP | Negligible |
| | | Potential for increased mobilisation of chemical contaminants into surface water and / or groundwater | Installation of interceptors into surface water drainage to prevent ingress to Controlled Waters of petroleum hydrocarbons from vehicles using roadways and car parks. | Planning condition | Negligible |
| | | Potential impact to buildings from ground gas | ▪ A ground investigation undertaken prior to construction will include an assessment of the ground gas regime at the Site in line with best practice.<br>▪ Removal of the Made Ground during the construction phase is likely to remove the source of ground gas at these locations.<br>▪ Should the ground gas risk assessment indicate that the buildings structures require ground gas mitigation measures (such as a gas resistance membrane) then this will be installed during construction of the building. | Planning condition for site investigations and Ground Gas Risk Assessment | Negligible |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | Potential degradation/ permeation of water supply pipes from contaminants | Assuming the presence of contaminants capable of attacking or migrating through plastic supply pipes are identified during the site investigations, a risk assessment for water pipes will need to be undertaken and remedial measures should be followed during the redevelopment of the Site. It may also be necessary to backfill trenches with clean imported material. | CMP | Negligible |
| **12. Water Resources, Flood Risk and Drainage** | Construction | Impact on fluvial and pluvial flood risk on construction workers | Local flood prevention measures to be implemented through the CMP, including temporary drainage systems to manage the surface water and foul water generated on-site. In addition, groundwater would be managed during the construction of the basement.<br>Piling method risk assessment. | CMP<br>Planning condition for a piling method risk assessment. | Negligible |
| | | Impact on fluvial and pluvial flood risk on the public and local users | Management of surface water runoff through the CMP. | CMP | Negligible |
| | | Effects on the existing surface water drainage ditch network and outfall – water quality | A site surface water management plan will be adopted during the construction phase. This will manage the risk of contaminants entering the drainage system, ditch network and receiving watercourse. The discharge from the Site will be installed with a penstock, to allow the system to be isolated in the event of an oil or fuel spill. Drip trays are also to be used on all equipment where there is a risk of spillage, with site staff trained on required procedures in the event of a spill. | CMP | Negligible |

| CHAPTER | STAGE | LIKELY EFFECT | SECONDARY MITIGATION MEASURES | LIKELY METHOD OF IMPLEMENTATION | RESIDUAL EFFECT |
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| | | Changes to groundwater levels during construction | Site investigations and monitoring to better understand the geology and ground water across the Site. Following the site investigations and monitoring, the geological engineer will assess the minimum ground water levels across the construction zone to ensure that dewatering works during construction will not have an adverse effect on the ponds and surrounding Site.<br>Where required a management plan will be implemented, possibly using bentonite walls to protect the more surrounding | Planning condition for site investigations and monitoring | Negligible |
| | | Contamination of groundwater | Site investigations and monitoring to better understand the geology and ground water across the Site.<br>A site surface water management plan will be adopted during the construction phase.<br>Drip trays are also to be used on all equipment where there is a risk of spillage, with site staff trained on required procedures in the event of a spill. | Planning condition for site investigations and monitoring<br>CMP | Negligible |
| | Operation | Impact on fluvial and pluvial flood risk on the public and local users | Assessment of overland flow paths across the Site in response to proposed changes in topography carried out to ensure failure of the Proposed Development's system will not increase the risk of fluvial and/or pluvial flooding to the nearby residents or local users. | Planning condition | Negligible |
| | | Effects on the existing surface water drainage ditch network and | An assessment of the downstream ditch network is to be carried out prior to construction and where required, upgrade works provided to ensure the capacity is adequate for the proposed discharge rate. | Planning condition | Negligible |

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| | | outfall – water quantity and rate | | | |
| | | Effects on the existing surface water drainage ditch network and outfall – water quality | Water quality monitoring to ensure the surface water drainage system is working as designed. | Planning condition | Minor adverse |
| | | Changes to groundwater levels | Site investigations and monitoring to better understand the geology and ground water across the Site.<br>The proposed levels to the south east of the Site are to be raised by up to 500mm to raise the proposed construction away from groundwater. Perforated pipework is to be reinstated below the car parking area to protect the tanked permeable sub-base from floatation. The level of this land drainage will be set so to avoid long term changes in groundwater levels where possible. | Planning condition for site investigations and monitoring | Negligible |
| | | Contamination of groundwater | Monitoring of the discharge from the Site to ensure the pre-mitigation measures are effective. | Planning condition for monitoring | Negligible |
| | | Effects on the local foul sewerage network | Modelling work to be undertaken by Thames Water to assess the capacity of the network and identify any required fortification work to be undertaken by Thames Water). | N/A | Negligible |

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| | | Effects on the local water authority mains cold water infrastructure network | Thames Water will carry out the necessary works in order to definitively confirm the extent of the reinforcement works required in order to cater for the anticipated annual water consumption requirements of the Proposed Development, and the scope and timescales associated with any reinforcement / offsite improvement works. | N/A | Negligible |
| **13. Landscape and Visual Assessment (LVIA)** | Construction | Landscape effects during construction | The CMP will set out measures to reduce the potential construction effects on landscape and views, including management of construction traffic, lighting and hoarding. No further mitigation is proposed. | CMP | Minor Adverse |
| | | Visual effects during construction | | | Major Adverse to Neutral |
| | | Landscape Effects During Operational Phase (Year 0) | The landscape proposals of the Proposed Development include high quality open spaces and green infrastructure. No secondary measures proposed | Implementation of the Landscape Strategy (comprising general arrangement and planting plans) | Minor Adverse to Negligible |
| | | Visual Effects During Operation Phase (Year 0) | | | Moderate Adverse to Neutral |
| | | Landscape Effects at Operation Phase (Year 15) | A Landscape & Ecological Management Plan has been produced to support the great crested newt District Licence Application, this: sets out the long term aims and objectives of how the landscape components are to be established and maintained; includes a prescriptive series of timed operations | Implementation of the Landscape Strategy (comprising general | Minor Beneficial to Neutral |

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| | | Visual Effects at Operational Phase (Year 15) | that form a working document to instruct the Management Company / Landscape Contractor.<br>Following establishment of landscape mitigation and enhancement planting, 15 years after completion, the extent of screening along the boundaries and new woodland planting within the Site will be establishing well. No further mitigation is proposed. | arrangement and planting plans)<br>Planning condition to implement the LMMP and HMMP | Moderate adverse to Neutral |