



GA2, Land north of Great Ashby

Appendix 18.1: Schedule of Mitigation Measures within Environmental Statement

Iceni Projects Limited on behalf of Picture Estates Limited

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SCHEDULE OF MITIGATION MEASURES WITHIN ENVIRONMENTAL STATEMENT

Effect	Mitigation and Monitoring Strategy	Delivery Mechanism
<i>Vol I Chapter 6: Air Quality</i>		
Dust emissions on all existing and future receptors (Construction)	Refer to IAQM for high-risk sites. A CEMP would be implemented. Mitigation measures are routinely and successfully applied to construction projects throughout the UK and are proven to significantly reduce the potential for adverse nuisance dust effects associated with the various stages of the construction work.	To be secured via suitably worded planning condition
Construction vehicle emissions on all existing and future receptors (Construction)	Construction traffic logistics would be agreed with NHDC and set out in a CLP. Where practicable – avoidance, or limited use of roads during peak hours.	To be secured via suitably worded planning condition
<i>Vol I Chapter 7: Archaeology</i>		
Damage/loss of prehistoric remains, Roman remains, medieval remains and post-medieval remains (Construction)	Archaeological mitigation, comprising an additional phase of geophysical survey and archaeological trial trenching evaluation will be carried out, in accordance with a method statements, or Written Schemes of Investigation (WSI), within the Habitat Creation Area/BNG, to be carried out post-determination.	To be secured via suitably worded planning condition
<i>Vol I Chapter 8: Built Heritage</i>		
Sight and noise relating to the operation of construction equipment on nearby heritage assets (Construction)	Adherence to the best practices and Phased development, submission of a Construction Method Statement at reserved matters stage	To be secured via suitably worded planning condition
Sight of modern development and loss of historic farm land that informed the receptor's wider setting on Farm Buildings Next the Road at Friends Green Farm, Friends Green Farmhouse, & East Barn and Attached Outbuildings at Friends Green Farm (Operation)	Embedded mitigation in strengthening of existing field boundaries with native species and additional mitigation to be achieved in the detailed design	To be secured via suitably worded planning condition

Sight of modern development and loss of historic farm land that informed the receptor's wider setting on Dane End Farmhouse & Granary at Dane End Farm, 4 meters to west of House (Operation)	Embedded mitigation in strengthening of existing field boundaries with native species and land within proximity to the asset removed from the proposed developable area. Additional mitigation to be achieved in the detailed design	To be secured via suitably worded planning condition
Sight of modern development and loss of historic farm land that informed the receptor's wider setting on Tilekiln Farm House, & Barn to East of Farmhouse at Tilekiln Farm & Barn Group around Courtyard at Tilekiln Farm (Operation)	Setbacks of developable area, retention of historic arable land, and strengthening existing hedgerows with native species	To be secured via suitably worded planning condition
Minor loss and strengthening of hedgerows on Historic Hedgerows (Operation)	Detailed landscape design within Reserve Matters Application	To be secured via suitably worded planning condition
Vol I Chapter 9: Ecology		
New Spring Wood LWS (on-site) (Construction)	Tree protection measures	To be secured via suitably worded planning condition
Brooches Wood LWS (partially on-site) (Construction)	Tree protection measures; compensatory woodland planting	To be secured via suitably worded planning condition
Tilekiln Wood & Parsonsgreen Wood LWS (adjacent to site) (Construction)	Tree protection measures	To be secured via suitably worded planning condition
Claypithills Spring Wood LWS (adjacent to site) (Construction)	Tree protection measures	To be secured via suitably worded planning condition
Lowland mixed deciduous woodland (priority habitat); ancient (Construction)	Tree protection measures	To be secured via suitably worded planning condition
Native hedgerows, Mature trees & Lines of Trees (Construction)	Tree protection measures	To be secured via suitably worded planning condition
Bats (Construction)	Habitat measures; New habitat creation; NE licences (if required)	To be secured via suitably worded planning condition
Badger (Construction)	Badger safeguards; NE licences (as required)	To be secured via suitably worded planning condition
Birds (Construction)	Standard nesting bird safeguards; Off-site farmland bird habitat	To be secured via suitably worded planning condition
Effects to New Spring Wood LWS (on-site), Brooches Wood LWS (partially on-site), Tilekiln Wood & Parsonsgreen Wood LWS (adjacent to site), Claypithills Spring Wood LWS	Ancient woodland buffers; recreational safeguards long term woodland management	To be secured via suitably worded planning condition

(adjacent to site) and Lowland mixed deciduous woodland (priority habitat); ancient (Operation)		
Bats (Operation)	Sensitive lighting strategy; long-term woodland management	To be secured via suitably worded planning condition
Badger (Operation)	Badger corridors;	To be secured via suitably worded planning condition
<i>Vol I Chapter 10: Climate Change</i>		
Production of GHG emissions on global climate	Adherence to the CEMP, SWMP and MMP	To be secured via suitably worded planning condition
Increased temperatures and decreased precipitation on geotechnical conditions (construction)	Adherence to the CEMP	To be secured via suitably worded planning condition
Increased mean and extreme temperatures, increased wind speeds, and variation (both increased and decreased) in precipitation on buildings (construction)	Adherence to the CEMP and SWMP	To be secured via suitably worded planning condition
Production of GHG emissions on global climate (Operation)	Monitoring of operational energy usage	To be secured via suitably worded planning condition
<i>Vol I Chapter 11: Landscape and Visual</i>		
• Major adverse landscape effects on the landscape character of the Site; • Moderate adverse visual effects on the residents of Great Ashby and Tile Kiln Farm, and the users of the Hertfordshire Way; and • Major adverse visual effects on the users of the ProW network within the Site. (Construction)	• Adherence to the Construction Environmental Management Plan (CEMP), which should include measures and fencing to protect the existing landscape features to be retained; • Avoiding root protection zones; and • Lighting would generally be limited to the working hours and when seasonal changes in natural daylight require it. Modern lighting would be used, and light shielding considered. Site lighting shall be kept to a minimum, sensitively placed and directional to specific tasks.	To be secured via suitably worded planning condition

- Major to moderate landscape adverse effects on the landscape character of the Site during operation year 1 winter; - Moderate adverse landscape effects on the landscape character of the Site during operation year 15 summer; - Major to moderate adverse visual effects on the users of the PRoW network within the Site during operation year 1 winter and - Moderate adverse visual effects on the users of the PRoW network within the Site during operation year 15 summer. (Operation)	- An area of informal open space, including additional hedgerow planting, meadows, and an orchard, to the south of Tile Kiln Farm; - New hedgerow and tree planting on the eastern Site boundary; - Woodland planting to the north of Newbury Grove to limit views of the development from Dane End Farm; - Additional planting along southern edge of Mendip Way Park; - New vegetation within the open spaces below the pylons to break up views. - Provision of detailed LEMP at Reserved Matters Stage	To be secured via suitably worded planning condition
Vol I Chapter 12: Noise and Vibration		
Noise effects to All existing and future receptors (Refer to Table 12.11) (high); Tile Kiln Farm, The Bungalows, Mendip Way, Grampian Place, Cromdale Walk, Future Proposed (residential/school); and Dane End Farm Merrick Close, Cleveland Way / Ryders Hill (Construction)	Adherence to the CEMP	To be secured via suitably worded planning condition
Vibration effects to All existing and future receptors; All except The Bungalows and Future Residential; and The Bungalows and Future Residential (Construction)	Adherence to the CEMP	To be secured via suitably worded planning condition
Traffic effects to All existing and future receptors (Construction)	Adherence to the CTLP	To be secured via suitably worded planning condition
Fixed External Plant & Building Services to All existing and future receptors (Operation)	Adherence to planning condition	To be secured via suitably worded planning condition

Servicing & Delivery to All existing and future receptors (Operation)	Adherence to planning condition	To be secured via suitably worded planning condition
Road Traffic Noise to All existing and future receptors; All except Mendip Way South and new access road; Mendip Way South; New Access Road (Operation)	Strategic landscaping intervening between road and receptors to provide screening	To be secured via suitably worded planning condition
Artificial Sports (Grass) Pitches to All existing and future receptors; All existing receptors except Tile Kiln Farm and The Bungalows; Tile Kiln Farm and The Bungalows; and Future Residential / School (operation)	Inherent design measures	To be secured via suitably worded planning condition
Vol I Chapter 13: Socio-Economics		
Construction employment (direct and indirect) (Construction)	Provision of local apprenticeship schemes, use of local supply chain and businesses	To be secured via suitably worded planning condition
Health of existing population (Construction)	Implementation of Construction Environmental Management Plan	To be secured via suitably worded planning condition
Increased demand for early years provision (Operation)	Potential to include childcare facilities in the community hub building	To be secured via suitably worded planning condition
Increased demand for primary education provision (Operation)	Land suitable for a 2FE primary school	To be secured via suitably worded planning condition
Increased demand for secondary education provision (Operation)	Planning Contributions	Final planning contributions will be calculated as part of the determination phase, to be secured via suitably worded planning condition
Increase demand for healthcare provision (Operation)	Potential to use part of site for healthcare facilities	To be secured via suitably worded planning condition
Vol I Chapter 13: Soils and Agricultural Land		
Loss of soils	Soil Management Plan. Careful handling and storage for reuse	To be secured via suitably worded planning condition
Vol I Chapter 15: Transport		
Severance, delay, amenity, fear and intimidation and accidents and safety (construction)	Adherence to CTMP and CEMP	To be secured via suitably worded planning condition

Amenity (Operation)	Existing footpaths and PRoWs will be retained and enhanced and pedestrian infrastructure within the development will tie-in to existing provisions. Bridleway Weston 033 is being upgraded and a new bridleway from the north is being provided.	To be secured via suitably worded planning condition
Fear & Intimidation (Operation)	As part of the Accessibility Audit (provided in appendix 6.2), proposed improvement options to walking and cycling route are noted. The developer will make a monetary contribution to HCC Highways who can then seek to fund various improvement options.	To be secured via suitably worded planning condition
Accidents and safety (Operation)	A set of zebra crossings are proposed on in the vicinity of the site access. This will improve safety for pedestrians. A cycle path is proposed along the site access spine road, and cyclist crossing facilities are also proposed. This will improve safety for cyclists. The site access carriageway will be set at 6.2m and this is appropriate to accommodate bus services.	To be secured via suitably worded planning condition
<i>Vol I Chapter 16: Water Resources and Flood Risk</i>		
Surface Water Flooding (Construction)	Adherence to the CEMP	To be secured via suitably worded planning condition
Contamination of Water Resource from Construction (Construction)	Adherence to the CEMP Monitoring groundwater and surface water body quality. Maintain dialogue with EA and Thames Water	To be secured via suitably worded planning condition
Surface Water Drainage (Construction)	Adherence to the CEMP The existing surface water flow routes through the site will be accommodated within the development proposals or diverted to suit.	To be secured via suitably worded planning condition
Contamination of Water bodies from Surface Water Run Off (Operation)	Adherence to the surface water drainage maintenance strategy.	To be secured via suitably worded planning condition
Increase in Potable Water Demand and Increase in Foul Water Discharge Rate (Operation)	A pre-development enquiry to establish existing capacity.	To be secured via suitably worded planning condition
Surface Water Flooding and Drainage (Operation)	Adherence to the surface water drainage maintenance strategy.	To be secured via suitably worded planning condition