Chapter Q
Summary of Mitigation and Monitoring

Milton Keynes East
Environmental Statement

Chapter Q: Summary of Mitigation and Monitoring

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Q1.0 Introduction

Q1.1 Schedule 4, Part (7) of the Town and Country Planning (Environmental Impact Assessment ('EIA')) Regulations 2017 as updated ('the 2017 EIA Regulations') [Ref 1] requires an Environmental Statement ('ES') to provide 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. These have been summarised into this chapter for ease of reference to the decision maker (Milton Keynes Council ('MKC')) and to assist in forming its reasoned conclusion on this ES; for a full description of the mitigation and monitoring measures, please refer to Chapters D to O of this Updated ES.

Q1.2 The Planning Practice Guidance ("PPG") [Ref 3] confirms that *"mitigation measures proposed in an Environmental Statement are designed to limit or remove any significant adverse environmental effects of a development. Local planning authorities will need to consider carefully how mitigation measures proposed in an Environmental Statement are to be secured"* [ref. ID: 4-051-20170728].

Q1.3 In accordance with Regulation 26(3) of the 2017 EIA Regulations [Ref 1], the PPG [Ref 3] further states that *"if planning permission or subsequent consent is to be granted, the local planning authority or Secretary of State must consider whether it is appropriate to impose monitoring measures"* [ref. ID: 4-051-20170728].

Q1.4 To assist in defining the means by which mitigation can be secured, reference is given to guidance provided in 'Delivering Quality Development' (IEMA, July 2016) [Ref 4] which identifies three different types of mitigation:-

- Primary (inherent) mitigation – otherwise known as embedded or inbuilt mitigation, these comprise modifications or measures built in to the location or design of a development during the pre-application stage. These measures are already inherent to a proposed development and no additional action such as through the imposition of a planning condition, needs to occur;
- Secondary (foreseeable) mitigation – this will require further activity in order to achieve the anticipated outcome identified in an ES such as through the imposition of a planning condition; and
- Tertiary (inexorable) mitigation – these are measures that would occur with or without input from the EIA and could, for example, include actions that would be undertaken to meet other existing legislative requirements, or actions considered to be standard or best practice to manage commonly occurring environmental effects.

Q1.5 This ES has identified a series of mitigation and ongoing monitoring and / or management measures which are designed to limit or remove any significant adverse environmental effects of the Proposed Development of MKE. This chapter reviews these measures in the context of the categorisation identified to ensure that they can be effectively secured.

Q2.0 Mitigation and Monitoring

Q2.1 The following table provides a summary of the mitigation and monitoring measures identified in this ES and divides these into primary, secondary and tertiary measures. This is provided for ease of reference to the reader only; for a full description of the mitigation and monitoring measures, please refer to Chapters D to O of this ES.

Primary 'Embedded' Mitigation

Q2.2 The iterative process of assessment, design development and consultation in respect of the Proposed Development has resulted in a range of 'in-built' or embedded mitigation measures that have been taken into account as part of this ES. These have been specifically included in the Proposed Development for the purposes of this EIA; as a result, the need for any further mitigation has been assessed on the basis of these measures already having been secured.

Q2.3 These embedded mitigation measures include the following:-

1 The implementation of a range of on and off site highway improvements and new strategic highway as specified within the Transport Assessment (Appendix D1 to this ES) and detailed plans assessed as part of this EIA;

2 That the implementation of the Proposed Development will be in substantial accordance with the parameters plans (Appendix C2, Volume 2 of this ES) and has defined a maximum envelope arising from an iterative process between the EIA and design teams. Key features of particular relevance include:-

   a Land Use Parameter Plan – configuration and location of uses;

   b Movement and Access Parameter Plan – the incorporation of a network of routes for different users across the site;

   c Green Infrastructure Parameter Plan - the implementation of the comprehensive green infrastructure network including road corridor planting, green corridors of open space and pocket parks, woodland, hedgerow and new areas of open space to allow wildlife connectivity and form off road pedestrian and cycle routes. Retention of a range of ecological features and habitats; and

   d Building Heights Parameter Plan – maximum heights including consideration of appropriate heights close to sensitive receptors.

3 The implementation of a Construction Logistics Plan (as provided at Appendix D5 to this ES and described in Chapter C of this ES) which will provide a framework for the requirements for the management of transport effects during the construction period. The plan to provide details of construction vehicle routing, proposed programme and duration, number of construction personnel (including travel arrangements and mitigation), number of construction and delivery vehicles using the public highway and traffic management

4 The implementation of a Construction Environmental Management Plan (structure of which is set out in Chapter C to this ES) to address effects on the environment associated with the construction phases of the Proposed Development and to provide a central point of reference for the majority of the embedded mitigation assumed throughout this ES;

5 Preparation and implementation of a Site Waste Management Plan (SWMP) as defined by Chapter O of this ES to record how waste is managed throughout construction and to ensure that, where waste must be transported off site, that segregation is put in place to maximise the potential for recycling;

6 The implementation of a Residential Travel Plan and Workplace Travel Plan (see Appendices D2 and D3 of this ES) which themselves comply with industry best practice and seek to encourage all residents and employees to adopt sustainable travel behaviour and also establish a Travel Plan Steering Group to monitor progress throughout the lifetime of the Proposed Development and the appointment of a Travel Plan Manager to overseeing the implementation of the plans. A dedicated 'Sustainable Mobility Investment Fund' will also be established to allow for annual expenditure on related infrastructure, services or initiatives arising from the Plans;

7 The implementation of the Walking and Cycling Strategy including through the delivery of the network of routes and crossing points as defined on the parameters plans provided at Appendix C2 to this ES;

8 The implementation of the PROW strategy to ensure that any changes, diversions or improvements to the public right of way strategy are ensure the ongoing permeability of the site is retained through its lifetime;

9 The implementation of the Public Transport Strategy to develop the strategy for the delivery of public transport (including a possible future Mass Rapid Transit system) at the Proposed Development;

10 The implementation of a tree nursery and phasing of planting on the boundaries of the site – including the early establishment of Moulsoe Community Wood - to ensure it is well established prior to the commencement of the final phase of the Proposed Development (to address likely significant visual effects for viewers from the east);

11 Implementation of measures as defined by the Flood Risk Assessment (Appendix L1, Volume 2 to this ES) and surface water drainage strategy (Appendix L2, Volume 2 to this ES) to ensure any risks from flooding are managed and to ensure that the Proposed Development achieves at least greenfield surface water run off rates through the use of surface water attenuation measures and SuDS. Pollution control measures to be implemented at critical points along the drainage infrastructure system to further avoid the risk of pollution entering the rivers;

12 Implementation of a Landscape and Ecological Management Plan (LEMP) to ensure the successful establishment of a valuable range of habitats and to outline a programme of management to maintain the proposed newly created and enhanced habitats and maximise the biodiversity value of the area in the long term. To include a veteran tree management strategy to secure the long term management of retained and any transplanted potential veteran trees;

13 Incorporation of noise barriers as part of the parameters plans (Appendix C2, Volume 2 to this ES) along Tongwell Street;

14 Whole Life Cycle Carbon Assessments to be carried out once design is more detailed to assist in specifying materials with low impact. such as using materials with lower embodied carbon and the provision of electrical vehicle charging points;

15 Ensuring that all homes will be fitted with air source heat pumps (ASHPs) for the provision of heating and hot water requirements;

16 Implementing the energy hierarchy within the design of new homes. Initial plots to comply with interim Part L 2021 [Ref 5] (31% reduction over Part L 2013) and later plots will comply with Future Homes Standard 2025 [Ref 6] (75-80% reduction over Part L 2013). The applicant has Sustainability Standard targets set for all sites, set at a Dwelling Emission Rate (DER) of 7.0 for all homes to be achieved by 2030; and

17 Provision of Carbon Offset Payments to Milton Keynes Council.

Q2.4 The above measures are in-built features of the submitted scheme and serve to mitigate potential effects on environmental receptors that might otherwise result in significant effects or require additional mitigation measures.

Secondary Measures

Q2.5 The iterative process of assessment and design has therefore ensured that a significant element of mitigation is already inherent as part of the Proposed Development and as illustrated on plans and strategies provided as part of the planning application which this ES accompanies. It is envisaged that planning conditions and s106 obligations will ensure that this embedded mitigation will be secured as identified above.

Q2.6 There are, however, other secondary measures which will naturally only be defined as detailed design of those outline elements of the site is brought forward or more information becomes available as a result of further survey or analysis that is already envisaged. Table Q2.1 below sets out a summary of those additional measures which will need to be secured via planning conditions or s106 obligations:-

Table Q2.1 Summary of Identified Secondary Mitigation

Environmental Topic	Summary of Identified Mitigation
Transport	- None. All measures embedded during both construction and operation albeit ongoing monitoring to ensure the implementation of measures as identified in the various strategies.
Landscape and Views	- A Lighting strategy should be submitted for approval and thereby implemented as envisaged and should have regard to the visual impact of lighting on the night-time skies and surrounding communities. - Design codes to be defined with subsequent reserved matters application for plots within the outline element of the site being in substantial accordance with those codes. Codes to be in substantial compliance with the parameter plans (Appendix C2, Volume 2 of this ES) and aim to establish principles of local vernacular architecture, materials and a muted colour palette that reflects of the characteristics of the surrounding landscape
Ecology	- Construction works to avoid bird breeding season (March to September) within and immediately adjacent the stream corridor as far as is possible - Secure surveys, development of appropriate strategies and securing licences where required to address bat, otter and Great Crested Newt habitats and species as specified in detail in Chapter F of this ES. - A Lighting strategy should be submitted for approval and thereby implemented as envisaged and should seek to avoid night-time illumination of key habitats such as river corridors, woodland areas and semi-natural habitats. - Implementation of means to allow passage of wildlife beneath bridges and outside of the aquatic zone at times of flood such as mammal ledges - Managing recreational use to encourage users away from sensitive areas/ undisturbed areas of habitats such as through careful waymarking and information packs to future residents - Detailed strategy building on the Green Infrastructure Parameters Plan (Appendix C2, Volume 2 to this ES) to support the retention of and provision of additional hedgerow, scrub and tree planting using native species typical of the local area where available - Strategy to secure suitable bat roosting sites within buildings to be brought forward through the detailed design and defined by the Stage 2 bat surveys - Encourage use of nectar and pollen rich species in planting schemes

Environmental Topic	Summary of Identified Mitigation
	- Detailed landscape design to incorporate wetland habitats including the provision of two new ponds suitable as Great Crested Newt habitats
Air Quality	- None. All measures embedded during both construction and operation.
Noise and Vibration	- Agreement of strategy to seek to ensure an appropriate distance/noise mitigation between the noisiest construction activity and identified sensitive receptors/future residential dwellings.
Ground Conditions & Soils	- Ground investigations will be carried out to identify potential contaminant linkages prior to commencement of the Construction Phase which are also likely to be conditioned as part of the planning permission for the Proposed Development. If the ground investigation identifies contaminant linkages then a Remediation Strategy will be produced for the Development Site to specify protective measures for the construction phase of the development.
Historic Built Environment	- None. All measures embedded during both construction and operation
Archaeology	- Prior to construction, an extensive programmes of archaeological investigation and recording culminating in full publication will be carried out; developed in consultation with the Milton Keynes Archaeologist. - During construction, depending on the extent of pre-construction mitigation, programmes of archaeological monitoring may be required such as an archaeologist presence during sub-surface ground works. - A Conservation Management Plan for the potential early Medieval fortification may be required to ensure its long term preservation.
Water Environment and Drainage	- None. All measures embedded during both construction and operation
Socio-Economics	- None. Beneficial impacts identified that could be enhanced further through local recruitment drives where appropriate.
Climate Change and Resilience	- Implementation of a strategy to encourage the use of more efficient plant equipment and the installation of energy efficient equipment and fittings within residential and commercial units as appropriate.
Waste	- None. All measures embedded during both construction and operation albeit ongoing monitoring required to ensure local waste facilities are able to accommodate arisings.

Q2.7 The ES has also considered the possibility of impacts arising from cumulative effects with other developments within the area surrounding the Proposed Development including where it is considered with other sites within the wider Strategic Allocation. Chapter P identifies a series of assessments and strategies that should be brought forward with all developments considered, including within the wider Strategic Allocation, to reduce the potential for such affects to occur. There is no requirement to bring forward additional mitigation as part of this ES to address potential cumulative effects.

Q2.8 Chapter P also identifies that mitigation measures already identified within this ES, and summarised in Table Q2.1 above, are sufficient to address any synergistic effects that may arise; albeit ongoing monitoring for several aspects will assist in ensuring that any issues that do arise in the future can be appropriate identified and managed as required.

Tertiary Measures

Q2.9 In addition to the above, many of the technical aspects identified in this ES have identified a series of tertiary measures that can be assumed will be implemented at the site to ensure compliance with best practice or standard legislation. A summary of these measures are set out below:-

1 storage of all hazardous liquids and chemicals should be stored and utilised in accordance with the Control of Substances Hazardous to Health (COSHH) Regulations 2002 [Ref 7];

2 measures to avoid adverse noise in line with the adoption of 'Best Practicable Means' (Control of Pollution Act, 1974 [Ref 8]);

3 the protection of trees, hedgerows and scrub in accordance with BS5837: Trees in Relation to Construction [Ref 2]; and

4 compliance with the requirements of licences required prior to works that could affect protected species within the site.

Q3.0 Means of Securing Mitigation

Q3.1 This section sets out the means by which the mitigation proposed throughout the ES can be secured. It should be read in conjunction with Section 7.0 of the MKE Planning Statement submitted alongside the planning application for the Proposed Development and which defines a summary list of initial planning conditions and s106 planning obligations that it is envisaged are likely to be required.

Q3.2 The PPG [Ref 3] states that *"conditions attached to a planning permission or subsequent consent may include mitigation measures…[whilst]…mitigation measures can also be secured through planning obligations which are enforceable by the local planning authority"* [ref. ID: 4-051-20170728]. The PPG [Ref 3] also makes clear that any monitoring measures can be attached via planning conditions or s106 planning obligations, as long as any provisions used are clear and precise and ensure clarity for all parties concerned.

Q3.3 Consideration has been given to the primary, secondary and tertiary mitigation measures identified within Section Q2.0 and Table Q3.1 sets out the recommended route by which each can be secured to ensure that the outcomes of this ES will be implemented as envisaged:-

Table 3.1 Measures to Implement Mitigation Measures for Proposed Development

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
Primary (Embedded) Mitigation			
1	On and off site highway improvements and new strategic highway as specified within the Transport Assessment and detailed plans assessed as part of the EIA.	All aspects	Planning condition to set out the drawings on which the permission is based
2	Implementation of the Proposed Development in substantial accordance with the parameters plans (Appendix C2, Volume 2 of this ES)	All aspects	'Rochdale compliant' condition to set out the drawings on which the permission is based
3	Implementation of a Construction Logistics Plan (as provided at Appendix D5 to this ES and described in Chapter C of this ES)	Transport, Air Quality, Noise and Vibration	Planning condition to require agreement and implementation of CLP
4	Implementation of a Construction Environmental Management Plan (structure of which is set out in Chapter C to this ES) to address effects on the environment during construction.	All aspects	Planning condition to require agreement and implementation of CEMP
5	Preparation and implementation of a Site Waste Management Plan (SWMP) as defined by Chapter O of ES	Waste	Planning condition to require agreement and implementation of SWMP (unless otherwise agreed through the CEMP)
6	The implementation of a Residential Travel Plan and Workplace Travel Plan (see Appendices D2 and D3 of this ES) to encourage sustainable travel	Transport, Air Quality, Noise and Vibration, Climate	Planning condition to require agreement and implementation of RTP and WTP

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
	behaviour and including establishment of a Travel Plan Steering Group to monitor progress	Change and Resilience	
7	Implementation of the Walking and Cycling Strategy	Transport, Air Quality, Noise and Vibration, Landscape and Visual, Climate Change and Resilience	Secured through implementation of detailed design in compliance with parameters plans
8	Implementation of the PROW strategy to ensure ongoing permeability	Transport, Landscape and Visual	Secured through implementation of detailed design in compliance with parameters plans
9	Implementation of the Public Transport Strategy to develop the strategy for the delivery of public transport (including a possible future Mass Rapid Transit system)	Transport, Air Quality, Noise and Vibration, Climate Change and Resilience, Socio-Economics	To be secured through the Payment of Tariff by the Owner to Milton Keynes Council (see Planning Statement); also secured through implementation of detailed design in compliance with parameters plans
10	The implementation of a tree nursery and phasing of planting on the boundaries of the site	Landscape and Visual, Cultural Heritage, Ecology	To be secured via CEMP, LEMP and phasing strategy
11	Implementation of measures as defined by the Flood Risk Assessment (Appendix L1, Volume 2 to this ES) and surface water drainage strategy (Appendix L2, Volume 2 to this ES)	Water Environment, Ecology, Ground Conditions, Climate Change and Resilience	Planning condition to require development to be brought forward in compliance with requirements of FRA and SWDS
12	Implementation of a Landscape and Ecological Management Plan (LEMP)	Landscape and Visual, Ecology, Cultural Heritage	Planning condition to require agreement to and implementation of a LEMP
13	Incorporation of noise barriers as along Tongwell Street	Noise and Vibration	Planning condition to require the submission of detailed design of noise barrier in compliance with parameters plans
14	Whole Life Cycle Carbon Assessments to be carried out once design is more detailed to assist in specifying materials with low impact.	Climate Change and Resilience, Waste	To be secured via CEMP
15	Ensuring that all homes will be fitted with air source heat pumps (ASHPs) for the provision of heating and hot water requirements	Climate Change and Resilience	To be secured via subsequent Reserved Matters applications
16	Implementing the energy hierarchy within the design of new homes. Initial plots to comply with interim Part L 2021 (31% reduction over Part	Climate Change and Resilience	To be secured via subsequent Reserved Matters applications

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
	L 2013) and later plots will comply with Future Homes Standard 2025 (75-80% reduction over Part L 2013). The applicant has Sustainability Standard targets set for all sites, set at Dwelling Emission Rate (DER) of 7.0 for all homes to be achieved by 2030		
17	Provision of Carbon Offset Payments to Milton Keynes Council.	Climate Change and Resilience	To be secured through the Payment of Tariff by the Owner to Milton Keynes Council (see Planning Statement)
Secondary Mitigation			
18	A Lighting strategy should be submitted for approval and thereby implemented as envisaged and should have regard to the visual impact of lighting on the night-time skies and surrounding communities; and on key habitats such as river corridors, woodland areas and semi-natural habitats.	Landscape and Visual, Cultural Heritage, Ecology	Planning condition to require submission of lighting strategy and subsequent implementation
19	Design codes to be defined with subsequent reserved matters application for plots within the outline element of the site being in substantial accordance with those codes. Codes to be in substantial compliance with the parameter plans (Appendix C2, Volume 2 of this ES).	Landscape and Visual, Cultural Heritage, Ecology	To be secured via s106 planning obligation
20	Construction works to avoid bird breeding season (March to September) within and immediately adjacent the stream corridor as far as is possible	Ecology	To be secured via the CEMP
21	Secure surveys, development of appropriate strategies and securing licences where required to address bat, otter and Great Crested Newt habitats and species as specified in detail in Chapter F of this ES.	Ecology	Planning condition to secure surveys as set out in Chapter F of this ES; CEMP to include details of timescales; requirements of any licences covered under Tertiary Mitigation
22	Implementation of means to allow passage of wildlife beneath bridges and outside of the aquatic zone at times of flood such as mammal ledges	Ecology	Planning condition to secure scheme for implementation of wildlife passages
23	Managing recreational use to encourage users away from sensitive areas/ undisturbed areas of habitats such as through careful waymarking	Landscape and Visual, Ecology, Socio-Economics	To be secured via the LEMP; and through Reserved Matters submission for the linear park

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
	and information packs to future residents		
24	Detailed strategy building on the Green Infrastructure Parameters Plan (Appendix C2, Volume 2 to this ES) to support the retention of and provision of additional hedgerow, scrub and tree planting using native species typical of the local area where available	Landscape and Visual, Ecology, Cultural Heritage	To be secured via the LEMP
25	Strategy to secure suitable bat roosting sites within buildings to be brought forward through the detailed design and defined by the Stage 2 bat surveys	Ecology	Planning condition to secure appropriate bat roosting sites; Details to be secured via Reserved Matters applications
26	Encourage use of nectar and pollen rich species in planting schemes	Ecology	To be secured via the LEMP
27	Detailed landscape design to incorporate wetland habitats including the provision of two new ponds suitable as Great Crested Newt habitats	Ecology, Landscape and Visual	To be secured via the LEMP
28	Agreement of strategy to seek to ensure an appropriate distance/noise mitigation between the noisiest construction activity and identified sensitive receptors/future residential dwellings.	Noise and Vibration	To be secured via the CEMP
29	Ground investigations will be carried out to identify potential contaminant linkages prior to commencement of the Construction Phase which are also likely to be conditioned as part of the planning permission for the Proposed Development. If the ground investigation identifies contaminant linkages then a Remediation Strategy will be produced for the Development Site to specify protective measures for the construction phase of the development.	Ground Conditions, Water Environment	Planning condition to require the implementation of appropriate ground investigations and development of remediation strategy as required. Phasing to be taken into account as part of the CEMP.
30	Prior to construction, programmes of archaeological investigation and recording culminating in full publication will be carried out; developed in consultation with the Milton Keynes Archaeologist.	Archaeology	Planning condition to require the implementation of appropriate archaeological investigations and development of publication strategy as required. Phasing and requirement for archaeology involvement in

Identified Mitigation		Relevance to Environmental Aspect/Topic	Anticipated Means of Implementation
			groundworks to be taken into account as part of the CEMP.
31	During construction, depending on the extent of pre-construction mitigation, programmes of archaeological monitoring may be required such as an archaeologist presence during sub-surface ground works.	Archaeology	Phasing and requirement for archaeology involvement in groundworks to be taken into account as part of the CEMP.
32	A Conservation Management Plan for the potential early Medieval fortification may be required to ensure its long term preservation.	Cultural Heritage, Archaeology	Planning condition for relevant plot as detailed design is brought forward and dependent on the conclusions of archaeological investigation to establish value of asset; Conservation Management Plan to be brought forward as required as part of Reserved Matters applications
33	Implementation of a strategy to encourage the use of more efficient plant equipment and the installation of energy efficient equipment and fittings within residential and commercial units as appropriate.	Climate Change and Resilience	Planning condition to secure strategy for each plot and measures to be brought forward as part of Reserved Matters applications
Tertiary Mitigation			
Measures will be secured through compliance with legislation covered elsewhere. No requirement for additional planning conditions or obligations to secure tertiary mitigation			

Q3.4 It is considered that the above will ensure that the mitigation and monitoring envisaged by the ES can be appropriately secured.

Q4.0 Summary & Conclusions

Q4.1 This ES has been prepared on behalf of St James Group Limited ('St James') ('the applicant') and sets out the findings of an EIA of the proposed development of a sustainable urban extension to Milton Keynes ('MKE'). It relates to the development of land to the east of the M1 motorway, south of Newport Pagnell.

Q4.2 The description of development is as follows:-

"Hybrid planning application encompassing:

(i) outline element (with all matters reserved) for a large-scale mixed-use urban extension (creating a new community) comprising: residential development; employment including business, general industry and storage/distribution uses; a secondary school and primary schools; a community hub containing a range of commercial and community uses; a new linear park along the River Ouzel corridor; open space and linked amenities; new redways, access roads and associated highways improvements; associated infrastructure works; demolition of existing structures and

(ii) detailed element for strategic highway and multi-modal transport infrastructure, including: new road and redway extensions; a new bridge over the M1 motorway; a new bridge over the River Ouzel; works to the Tongwell Street corridor between Tongwell roundabout and Pineham roundabout including new bridge over the River Ouzel; alignment alterations to A509 and Newport Road; and associated utilities, earthworks and drainage works."

Q4.3 The Proposed Development has been subject to a process of systematic analysis of potential significant environmental effects and iterative design to embed key principles that can assist in reducing adverse effects where these arise. The ES (Chapters A to Q) has described the key components of the Proposed Development, the methodological approach adopted and the extent to which consultation and engagement has assisted in this process. It is intended to be used by MKC and other key stakeholders in its determination of a hybrid application (part detailed and part outline) for the Proposed Development.

Q4.4 Chapter Q has drawn together and summarised the main outcomes from the EIA process and has divided the range of mitigation measures identified into those already embedded or 'built in' to the proposals that are included in the planning application; into measures that will need to be secured via planning conditions and a s106 planning obligation; and other measures to which the future development will comply as a result of the requirements of other legislation or best practice procedures. It has been demonstrated that all mitigation required to appropriately address likely significant environmental effects of this Proposed Development can be secured to an acceptable level.

Q4.5 These should also be balanced with the beneficial effects identified through the EIA process including those in respect of landscape, permeability, socio-economics and ecological enhancement.

Q5.0 Abbreviations & Definitions

1 ASHP - air source heat pumps
2 CEMP - Construction Environmental Management Plan
3 CLP - Construction Logistics Plan
4 COSHH - Control of Substances Hazardous to Health
5 DER - Dwelling Emission Rate
6 EIA - Environmental Impact Assessment
7 ES - Environmental Statement
8 IEMA – Institute of Environmental Management and Assessment
9 LEMP - Landscape and Ecological Management Plan
10 MKC - Milton Keynes Council
11 MKE – Milton Keynes East
12 PPG - Planning Practice Guidance
13 PROW – Public Rights of Way
14 RTP - Residential Travel Plan
15 SuDS – Sustainable Drainage Strategy
16 SWMP - Site Waste Management Plan
17 WTP - Workplace Travel Plan

Q6.0 References

1 Town and Country Planning (Environmental Impact Assessment) Regulations 2017

2 BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations (British Standards Institution, London, 2012)

3 The Planning Practice Guidance (https://www.gov.uk/guidance/environmental-impact-assessment)

4 Delivering Quality Development (IEMA, July 2016)

5 Building Regulations Part L (Conservation of Fuel and Power) (DCLG, 2021)

6 Future Homes Standard 2025 (details at https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings)

7 Control of Substances Hazardous to Health (COSHH) Regulations 2002

8 Control of Pollution Act 1974