

## 15 Summary of mitigation, residual and interaction effects

---

### 15.1 Introduction

- 15.1.1 This chapter provides a summary of the proposed mitigation and residual effects predicted following their implementation. This chapter does not provide a summary of the ES. A Non-Technical Summary is provided separately.
- 15.1.2 The summary of proposed mitigation measures is provided to assist the planning authority in formulating the conditions and clauses of the legal agreement, to ensure that the measures contained and assessed in this ES are implemented.
- 15.1.3 A summary of proposed mitigation measures is set out below. These measures together with other elements of the planning application, in particular the draft Section 106 Heads of Terms that has been submitted demonstrates the Applicants' intention to commit to the implementation of all necessary mitigation measures in agreement with the local planning authority.

### 15.2 Interactive Effects

- 15.2.1 As discussed in Chapter 5, interactive effects relate to multiple effects from a single development, which may, when experienced together, give rise to a potentially significant impact upon a receptor.
- 15.2.2 An analysis has been undertaken into specific receptors, or receptor groups, to identify any predicted residual effects common to a receptor across more than one assessment within the preceding chapters of this ES. Where one receptor, or group of receptors, are predicted to experience multiple effects, consideration has been given to the interaction of these effects and whether significant interactive effects are likely to arise as a result. An example would be where a local resident is affected by dust, noise and a loss of visual amenity during the construction of a scheme, with the result being a greater impact than each individual effect alone.
- 15.2.3 For some environmental effects, no interactions with other impacts can occur and therefore no interactive effects are considered likely to arise. For example, visual impacts do not interact with impacts on sub-surface land contamination. For other environmental effects it is apparent that interactions could occur and impact in different ways upon an individual receptor. Interactive effects are more likely to arise when the receptor or receptor group is more sensitive to change. Typical examples include ecological and human receptors.
- 15.2.4 The assessment of interactive effects has been undertaken in two stages.
- The identification and collation of any receptors within the technical assessments predicted to experience a residual effect (significant or otherwise) as a result of the Proposed Development.
  - Consideration of the potential interactive effects on the identified receptors from multiple effects.

### Receptor collation

15.2.5 The identified residual effects, as set out within the individual technical chapters of the ES, have been reviewed against the receptors they affect. Where there is more than one effect on a particular receptor, there is a requirement to determine whether there is the potential for interactions. If there is the potential for effect interactions then consideration has been given as to whether this is likely to result in a combined significant effect.

15.2.6 Where possible, to assist the consideration of possible accumulative effects, receptors which share the same characteristics, sensitivities or qualifying features (such as residential properties), have been grouped together into a single receptor type.

### Potential for Interactive effects

15.2.7 There is no established EIA methodology for assessing and quantifying the combined effects of individual impacts arising from a proposed development on sensitive receptors. The assessment of potential interactive effects has therefore been based upon professional judgement, taking into account receptor sensitivity and the defined residual effects identified within each technical assessment.

15.2.8 For the purposes of the interactive effects assessment, only residual effects which are classified as being of minor, moderate, or major significance have been considered. Residual effects of negligible significance have been excluded from the assessment as, by virtue of their definition, they are considered to be imperceptible to an environmental resource or receptor.

15.2.9 Where a receptor group is predicted to experience a range of effects varying in magnitude, the worst case (i.e. greatest adverse impact) has been considered.

15.2.10 Table 15.1 and 15.2 present a summary of the predicted residual effects on receptors/receptor groups for the construction and operational phases, respectively.

**Table 15.1 Construction Phase**

Receptor/ Receptor Group	Climate Change	Socio-Economics	Landscape and Visual	Traffic and Transport	Built Heritage	Ecology
Occupiers of existing dwellings/properties in proximity to the Site	x	x	✓ Major -ve	x	x	x
The local population in respect of local services, schools, employment opportunities, etc	x	✓ Mod +ve	x	x	x	x
Users of local roads	x	x	x	x	x	x
Ecological habitats and species	x	x	x	x	x	✓ Minor -ve
Surface and groundwater regimes both on and in proximity to the Site	x	x	x	x	x	x

Public amenity areas (within and surrounding area)	x	x	x	x	x	x
Heritage and archaeological assets	x	x	x	x	✓ Minor -ve	x
The landscape character of the Site and its surrounding environs	x	x	✓ Major +ve Major -ve	x	x	x
Sensitive receptors introduced to the Site by the Proposed Development including site workers, future residents, school children, and other users present during the later phases of construction	x	x	x	x	x	x
Climate	✓ Minor -ve	x	x	x	x	x

- ✓ =Residual effect predicted at receptor
- x = No residual effect predicted at receptor
- + = Positive impact
- = Negative impact
- Mod = Moderate

#### Potential for interactive effects during construction

15.2.11 As shown in table 15.1, during the construction phase, multiple residual impacts are not predicted for any receptors or groups of receptors. Therefore it is not considered that any significant interactive effects would occur.

15.2.12 In addition to this, construction phase effects are temporary in nature, as such the duration of potential interactive effects would be limited. Through implementation of the CEMP and standard best practice construction methods, any potential combined effects on the sensitive receptors will be minimised.

**Table 15.2 Occupation Phase**

Receptor/ Receptor Group	Climate Change	Socio-Economic	Landscape and Visual	Traffic and Transport	Built Heritage	Ecology
Occupiers of existing dwellings/properties in proximity to the Site	✘	✘	✓ Mod -ve	✘	✘	✘
The local population in respect of local services, schools, employment opportunities, etc	✘	✓ Mod +ve	✘	✘	✘	✘
Users of local roads	✘	✘	✘	✘	✘	✘
Ecological habitats and species	✓ Minor -ve	✘	✘	✘	✘	✓ Minor -ve / +ve
Surface and groundwater regimes both on and in proximity to the Site	✘	✘	✘	✘	✘	✘
Public amenity areas (within and surrounding area)	✘	✓ Major +ve	✘	✘	✘	✓ Mod +ve
Heritage and archaeological assets	✘	✘	✘	✘	✘	✘
The landscape character of the Site and its surrounding environs	✘	✘	✓ Major -ve	✘	✘	✘
Sensitive receptors introduced to the Site by the Proposed Development including site workers, future residents, school children, and other users present during the later phases of construction	✓ Minor -ve	✓ Mod +ve	✘	✘	✘	✘
Climate	✓ Minor -ve	✘	✓ Minor +ve	✘	✘	✘

- ✓ =Residual effect predicted at receptor
- ✘ = No residual effect predicted at receptor
- +
- = Negative impact
- Mod = Moderate

### **Potential for interactive effects during occupation**

15.2.13 As shown in table 15.2, during the occupational phase, multiple impacts are predicted for four receptor groups. However, the highlighted contain both beneficial and adverse impacts, and therefore, in-combination, are not considered to result in significant adverse interactive effects.

15.2.14 The climate change assessment has identified potential residual impacts on a range of receptors. However, when considering the sensitivity of receptors and predicted magnitude these effects, these are not considered to result in significant effects. Many of the receptor groups which may experience an adverse impact under the climate change resilience assessment, would also experience positive impacts as a result of the Proposed Development, for example through socio-economic benefits. As such interactions with other residual effects are not considered to result in a new significant effects. Furthermore, the adoption of the proposed mitigation measures will ensure that the GHG emissions and climate change impacts are reduced.

## **15.3 Summary of effects and mitigation**

15.3.1 A tabulation of the summary of effects is provided overleaf in Table 15.3, followed by a summary of mitigation requirements in Table 15.24.

**Table 15.3 – Summary of effects**

<b>BUILT HERITAGE</b>							
<b>Receptor</b>	<b>Heritage Value</b>	<b>Susceptibility to Change</b>	<b>Sensitivity</b>	<b>Magnitude of Impact (Construction Phase)</b>	<b>Liked Effect (Construction Phase)</b>	<b>Magnitude of Impact (Operational Phase)</b>	<b>Likely Effect (Operational Phase)</b>
Red Court (Grade II)	Medium	Medium	Medium	Very Low	Minor – Adverse	Low	Minor-Neutral
Lodge to Red Court (Grade II)	Medium	Low	Low	Very Low	Minor – Adverse	Very Low	Negligible-Neutral
Stable and Staff Accommodation Block to Red Court (Curtilage Listed)	Medium	Medium	Medium	Very Low	Minor – Adverse	Very Low	Negligible-Neutral
Garden to Red Court (Non-Designated Heritage Asset)	Low	Medium	Low-Medium	Very Low	Minor – Adverse	Low	Minor-Neutral

CLIMATE CHANGE					
Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
<b>Construction Phase</b>					
Global Atmosphere	High	Increase in greenhouse gas emissions from activities associated with the construction of the proposed development.	<ul style="list-style-type: none"> <li>Implementation of CTMP's; and</li> <li>The developer will consider aligning with organisations promoting the review and reduction of embodied carbon and supply chain emissions associated with construction.</li> </ul>	Moderate Adverse	Significant
Future Users of the Site (Construction personnel)	Moderate to High	<ul style="list-style-type: none"> <li>Climate hazards have the potential to disrupt or delay the construction programme and affect suitable working hours due to unsafe conditions for workers.</li> <li>Climate hazards have the potential to disrupt or delay the construction programme and cause potential damage to equipment or works.</li> <li>Earthworks during construction may expose soil and leave it vulnerable to erosion.</li> </ul>	<ul style="list-style-type: none"> <li>Risk assessments will be undertaken to manage risks from future climate change in accordance with nationally accepted standards and guidance.</li> <li>The design of foundations and drainage within the Site will take into consideration the ground conditions and any sensitive clay soils with higher swell potential and will be designed in accordance with UK standards for the soil type and condition found on Site. Risk assessments will be undertaken to manage risks from future climate change in accordance with nationally accepted standards and guidance</li> </ul>	Negligible	Not Significant
Infrastructure (Construction Equipment)	Moderate			Negligible	Not Significant
Land Stability	Moderate			Negligible	Not Significant
<b>Operational phase</b>					
Global Atmosphere	High	Increase in greenhouse gas emissions resulting from activities during the operation of the proposed development, such as transport and energy demand.	<ul style="list-style-type: none"> <li>The Proposed Development will be built out according to the relevant Building Regulations and standards that are applicable at the time,</li> </ul>	Minor Adverse	Not Significant

CLIMATE CHANGE					
Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			<p>ensuring energy and fuel is conserved where possible.</p> <ul style="list-style-type: none"> <li>Overheating assessments of dwellings will be undertaken at Reserved Matters stage in line with a new Approved Document of the Building Regulations; Part O.</li> <li>All dwellings will be certified to the PassivHaus Standard and will adopt a fabric-first approach to enhance the performance of buildings and reduce energy losses.</li> <li>Water fittings and appliances within the homes will be designed to satisfy the Code for Sustainable Home Level 4 requirement that consumption will be ≤ litres / person / per day.</li> <li>Electric vehicle charging points will be installed in order to encourage the use of electric vehicles.</li> <li>As RMAs come forward, a LEMM will be prepared for the northern section of the Site where the residential units are proposed as it has already been for the southern section of the Site.</li> </ul>		
Future Users of the Site	Moderate to High	<ul style="list-style-type: none"> <li>Increased temperatures and drier summers may affect human behaviour with, for example, an increase in outdoor activity. The warmer winters and reduced risk of cold snaps may</li> </ul>	<ul style="list-style-type: none"> <li>Measures to reduce water demand and increase water efficiency will be considered such as leak detection systems and dual flush toilets</li> </ul>	Minor Adverse	Not Significant

CLIMATE CHANGE					
Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		<p>have potentially positive outcomes for those with circulatory and respiratory impacts.</p> <ul style="list-style-type: none"> <li>Increased frequency and intensity of heatwaves may adversely impact human health by increasing the risk of mortality and morbidity due to heat</li> <li>Periods of low rainfall and drought have the potential to adversely affect public water supply.</li> <li>Flooding has the potential to isolate future users of the Site, disrupt service provision, damage homes and increase risk to human health, in particular mental health</li> </ul>	<ul style="list-style-type: none"> <li>Overheating assessments will be carried out as RMAs come forward.</li> </ul>		
Infrastructure	Moderate	<ul style="list-style-type: none"> <li>Infrastructure may require more maintenance and repair as changes to climatic norms may cause increased stress on, for example, below ground cables and pipes.</li> <li>Extremes in temperatures have the potential to damage infrastructure, for example causing tarmac to soften, melt and be more susceptible to damage. As a result, additional maintenance and emergency repairs may be required.</li> <li>Reduction in rainfall could cause soil moisture deficits, which may affect soil</li> </ul>	<ul style="list-style-type: none"> <li>Risk assessments will be undertaken to manage risks from future climate change</li> </ul>	Negligible	Not Significant

CLIMATE CHANGE					
Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		<p>stability. This may increase risk of damage to infrastructure.</p> <ul style="list-style-type: none"> <li>Increased precipitation during the winter and more intense rainfall events are likely to increase flood risk and surface water run-off. This could prevent the use of and/or damage infrastructure and also adversely affect water quality.</li> </ul>			
The Natural Environment (Ecology, Landscaping and Planting)	Moderate	<ul style="list-style-type: none"> <li>Warmer, drier summers and milder wetter winters are likely to have a long term impact on species' ranges, potentially causing flora and fauna to relocate to more tolerable climate conditions. The changes in annual and seasonal averages may also impact the timing of seasonal biological activities, such as migrating birds</li> <li>Increased frequency of extreme weather events such as heatwaves could change the type and structure of vegetation</li> <li>Increased frequency of low rainfall and droughts combined with higher average temperatures may adversely impact the productivity, function and structure of ecosystem services</li> <li>Flooding has the potential to damage planting and habitats on Site.</li> </ul>	<ul style="list-style-type: none"> <li>A LEMP will be prepared for the northern section of the Site where residential units are proposed (similar to that which has already been prepared for the southern section of the Proposed Development). This report will include consideration of the maintenance / management measures associated with onsite ecological networks and features that are to be retained, enhanced and created within the Proposed Development. It will also consider native species, resilience and biosecurity as important factors in selecting species.</li> </ul>	Minor Adverse	Not Significant

CLIMATE CHANGE					
Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Land Stability	Minor	<ul style="list-style-type: none"> <li>The impact of heavy rainfall events and flooding may lead to an increased risk of slope and embankment instability</li> </ul>	<ul style="list-style-type: none"> <li>The design of foundations and drainage within the Site will take into consideration the ground conditions and any sensitive clay soils with higher swell potential and will be designed in accordance with UK standards for the soil type and condition found on Site. Risk assessments will be undertaken to manage risks from future climate change in accordance with nationally accepted standards and guidance.</li> </ul>	Negligible	Not Significant

ECOLOGY					
Receptor	Importance of Receptor	Nature of potential impact	Significant / not significant	Mitigation	Residual Effect
<b>Construction Phase</b>					
Woodland	Parish	Habitat loss of HoPI habitats.	Not significant	None required	N/A
Hedgerows and Lines of Trees	Parish	Habitat loss of HoPI habitats.	Not significant	None required	N/A
Foraging and commuting bats	up to Regional	Habitat loss, disrupting commuting flightlines	Not significant	None required	N/A
Birds	Borough	Habitat loss resulting in injury/death/disturbance and reduction of foraging and nesting habitat	Not significant	None required	N/A
Dormice	Borough	Habitat loss resulting in injury/death/disturbance and reduction of foraging and nesting habitat	Not significant	None required	N/A
<b>Operational Phase</b>					
Wealden Heaths Phase II SPA	National	Minor positive impact	Not Significant	None required	N/A
Woodland	Parish	Woodland enhancement due to long-term appropriate management	Not significant	None required	N/A
Hedgerow/lines of trees	Parish	Hedgerow and line of trees enhancement due to long-term appropriate management	Not significant	None required	N/A
Bats	up to Regional	Disruption of bat foraging and commuting activity due to artificial lighting	Not significant	None required	N/A
Birds	Borough	Population decline due to increased predation due to domestic pets.	Not significant	None required	N/A
	Borough	Increase in foraging and nesting habitat due to better, long-term management.	Not significant	None required	N/A
Dormice	Borough	Population decline due to increased predation due to domestic pets.	Not significant	None required	N/A
	Borough	Increase in foraging and nesting habitat due to better, long-term management. Long term population increase.	Not significant	None required	N/A

LANDSCAPE AND VISUAL					
Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
<b>Construction effects</b>					
Micro-topography within the Site	High	Direct, local, permanent.	Establishment of trees, shrubs, grassland and wetland on the new landform.	Slight adverse	Not significant
Macro-topography of the Site	High	Direct, regional, permanent.	Not required.	Negligible – Slight	Not significant
Trees, hedges and other landscape features	High	Direct, local, permanent.	Establishment of trees, shrubs, grassland and wetland within the Site.	Slight adverse (Assessed in relation to the small percentage loss of tree cover within the Site)	Not significant
Landscape character of the Site	High	Direct, local and temporary.	Not possible.	Large adverse	Significant
Character of the surrounding Greensand Hills LCAs	High	Indirect, regional, temporary.	Not possible.	Moderate adverse (Temporary)	Not significant
Visual impact	High	Direct, local, temporary.	Possible screening to residents on the south side of Scotlands Close.	Large adverse to residents of Scotlands Close, Lowther Mill and travellers on the Midhurst Road and adjacent PRoW.	Significant
Nightscape	High	Direct, regional, temporary.	Implementation of the construction period lighting strategy.	Negligible other than to residents of properties on the edge of Haslemere which afford views of the main residential construction area where it will be Moderate adverse.	Not significant
<b>Operational effects</b>					
Topography	High	Direct, local, permanent.	Establishment of trees, shrubs, grassland and wetland on the new landform.	Negligible to Low	Not significant

LANDSCAPE AND VISUAL					
Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Trees, hedges and other landscape features	High	Direct, local, permanent.	Establishment of trees, shrubs, grassland and wetland within the Site.	Moderate beneficial (after 15 – 20 years)	Not significant
Landscape character of the northern fields	High	Direct, local, temporary.	Not applicable	Moderate to Large adverse	Significant
Landscape character of the parkland and Red Court Wood	High	Direct, permanent and local.	Not required, enhancement proposed	Moderate beneficial	Not significant
Landscape character of the west field and Midhurst Road	High	Direct, permanent and local.	Establishment of hedgebanks, trees and shrubs along the boundary with the road and creation of an estate parkland entrance landscape.	Slight adverse	Not significant
Landscape character of the southern fields	High	Direct, permanent and local.	Not required, enhancement proposed.	Moderate beneficial	Not significant
Character of the surrounding Greensand Hills LCAs	High	Indirect, regional, permanent.	Not required.	Neutral	Not significant
Landscape as a resource	High	Direct, regional, permanent.	Not required.	Large beneficial	Significant
Visual impact Residents of twelve properties on the south side of Scotlands Close	High	Direct, local, permanent.	Tree planting within the urban area, management and reinforcement of existing boundary planting, hedges and close boarded fences to parking courts.	Moderate adverse in winter, Slight adverse summer	Not significant
A few dwellings on Hedgehog Lane.	High	Direct, local, permanent.	Tree planting within the urban area, management and reinforcement of existing boundary planting.	Moderate adverse in winter, Slight adverse summer	Not significant
Properties at Meadowlands Close	High	Direct, local, permanent.	Tree planting within the urban area, management and reinforcement of existing boundary planting.	Negligible in summer, Slight adverse in winter.	Not significant
Travellers along the Midhurst Road and users of the adjacent PRow	High	Direct, local, permanent.	Advanced planting and post construction landscaping.	Slight adverse once mitigation planting established.	Not significant
Residents of Lowder Mill	High	Direct, local, permanent.	Landscaping to the southern fields	Slight beneficial	Not significant
Residents and visitors to the few residential properties on the distant ridge to the north that	High	Direct, local, permanent.	Succession tree planting within the parkland	Negligible	Not Significant

LANDSCAPE AND VISUAL					
Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
afford views back to the Site.					
Nightscape	High	Direct, regional, permanent.	Implementation of the lighting strategy.	Negligible	Not significant
Effect on the AONB	High	Direct, regional, permanent.	Establishment of hedgebanks, trees and shrubs, wetland and other habitats, creation of an estate parkland entrance landscape.	Neutral	Not significant
Effect on the SDNP	High	Direct, regional, permanent.	Establishment of hedgebanks, trees and shrubs along the boundary with the road and creation of an estate parkland entrance landscape.	Slight beneficial	Not significant
Cumulative effects	High	Direct, local and permanent.	Landscaping throughout the Site	Negligible	Not significant
Effect on climate change	High	Direct, national and permanent.	Not required, the proposed landscaping will contribute to carbon capture and will make the landscape of the Site more resilient to climate change.	Slight beneficial	Not significant

SOCIO-ECONOMICS							
Environmental Effect	Sensitivity of Receptor	Nature of Impact	Impact Magnitude	Significance	Additional Mitigation	Residual Impact Magnitude	Residual Significance of Effect
<b>Construction Effects</b>							
Construction employment	Medium	Positive	High	Beneficial Moderate	None	Positive High	Beneficial Moderate
<b>Operation Effects</b>							
Employment	Medium	Positive	Medium	Beneficial Minor	None	Positive Medium	Beneficial Minor
Retail employment arising from	Medium	Positive	High	Beneficial Moderate	None	Positive High	Beneficial Moderate

residential expenditure							
Housing provision	Very High	Positive	High	Beneficial Major	None	Positive High	Beneficial Major
Crime and community safety	Medium	Positive	Low	Negligible	None	Positive Low	Negligible
Social infrastructure – childcare	Medium	Positive	Neutral/Medium	Negligible/Beneficial Moderate	None	Neutral/Positive Medium	Negligible/Beneficial Moderate
Social infrastructure – primary schools	Medium	Negative	High	Adverse Moderate	CIL payments	Negative Low	Negligible
Social infrastructure – secondary schools	Medium	Positive	Neutral	Negligible	CIL payments	Neutral	Negligible
Social infrastructure – GP surgeries	Medium	Positive	Neutral	Negligible	None	Neutral	Negligible
Social infrastructure - community facilities	Medium	Positive	High	Beneficial Moderate	None	Positive High	Beneficial Moderate
Leisure facilities	Medium	Positive	Low	Negligible	None	Positive Low	Negligible
Green and open space	High	Positive	High	Beneficial Major	None	Positive High	Beneficial Major
Children’s play space	High	Positive	Medium	Beneficial Moderate	None	Positive Medium	Beneficial Moderate
Reducing deprivation	Medium	Positive	High	Beneficial Moderate	None	Positive High	Beneficial Moderate
<b>Cumulative Effects</b>							
<b>Effect</b>	<b>Description</b>				<b>Mitigation</b>		<b>Significance</b>

<b>Construction Effects</b>			
Construction employment	Creation of temporary construction jobs for unemployed people in WBC.	None	Beneficial Moderate
<b>Operation Effects</b>			
Employment	Creation of permanent jobs for unemployed people in WBC.	None	Beneficial Minor
Retail employment arising from residential and commercial expenditure	Creation of retail jobs for unemployed people in WBC from incoming populations of residential and commercial developments.	None	Beneficial Moderate
Housing provision	Additional housing provision to meet significant housing needs in WBC	None	Beneficial Major
Crime and community safety	Residential developments help to create a safer environment for potential victims of crime in WBC.	None	Beneficial Minor
Social infrastructure – childcare	Delivery of nurseries to meet childcare demand of existing and incoming residents.	None	Negligible to Beneficial Moderate
Social infrastructure – primary schools	New residents from the committed schemes attending local primary schools	CIL payments	Negligible to Minor Adverse
Social infrastructure – secondary schools	New residents from the committed schemes attending local secondary schools	CIL payments	Negligible to Minor Adverse
Social infrastructure – GP surgeries	New residents from the committed schemes using local GP surgeries	None	Negligible
Social infrastructure - community facilities	Delivery of community facilities to accommodate existing and incoming residents.	None	Beneficial Minor
Leisure facilities	Existing leisure facilities to accommodate existing and incoming residents.	None	Negligible

Green and open space	Delivery of green and open space by residential developments.	None	Beneficial Major
Children's play space	Delivery of children's play space by residential developments to address gaps in provision.	None	Beneficial Moderate
Deprivation	New residential developments will play a role in reducing deprivation in WBC.	None	Beneficial Moderate

**TRAFFIC AND TRANSPORT**

Receptor	Sensitivity of Receptor	Nature of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Receptor (Link 1)					
Midhurst Road (A287)	Minor	Negligible	Footway improvements and reduced speed limit. Travel Plan.	Negligible	Negligible
Receptor (Link 2)					
Scotland Lane	Minor	Negligible	Travel Plan.	Negligible	Negligible

**Table 15.4 – Summary of additional mitigation requirements**

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	To be delivered by	Auditable by
<b>Construction</b>				
Global Atmosphere	<ul style="list-style-type: none"> <li>Implementation of CTMP's</li> <li>The developer will consider aligning with organisations promoting the review and reduction of embodied carbon and supply chain emissions associated with construction.</li> </ul>	Planning Condition	Developer	WBC
Land Stability	The design of foundations and drainage within the Site will take into consideration the ground conditions and any sensitive clay soils with higher swell potential and will be designed in accordance with UK standards for the soil type and condition found on Site.	Planning Condition	Developer	WBC
	Risk assessments will be undertaken to manage risks from future climate change in accordance with nationally accepted standards and guidance.	Planning Condition	Developer	WBC
Infrastructure (Construction Equipment)		Planning Condition	Developer	WBC
Travellers along the Midhurst Road	Advanced planting of semi-mature tree stock along the new line of the Midhurst Road, together with hedge planting and further post construction planting.	Planning condition	Sightline Landscape	WBC
Residents on the southside of Scotlands Close	Screen the construction works from residents through the erection of either temporary or permanent screen fencing and or planting.	Planning condition	WBC	WBC
Social Infrastructure (Schools)	The Applicant will provide financial contributions (secured through Community Infrastructure Levy (CIL)) towards education provision to mitigate the additional demand generated by the Proposed Development	CIL and Section 106 Agreement	Developer	WBC
Midhurst Road and Scotland Lane	Construction Transport Management Plan.	Planning Condition	Developer	WBC and County Highway Authority

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	To be delivered by	Auditable by
<b>Operation</b>				
Global Atmosphere	<ul style="list-style-type: none"> <li>• Compliance with the new Approved Documents including Part O and Part L1A and L2A;</li> <li>• All dwellings will be certified to the PassiveHaus Standard resulting in well insulated, air-tight buildings.</li> <li>• Measures to reduce water demand and increase water efficiency will be considered to increase resilience to droughts.</li> <li>• Water fittings and appliances within homes will be designed to satisfy the Code for Sustainable Home Level 4.</li> <li>• Electric Vehicle Charging points will be provided on Site to encourage the use of electric vehicles which emit less GHGs.</li> <li>• A LEMP for the northern section of the Site where residential units are proposed and will ensure the maturation of existing retained and proposed planting which will continue to sequester carbon.</li> <li>• All dwellings will have internal and external storage for waste which will save energy and therefore reduce GHGs associated with the processing of materials.</li> </ul>	Planning Condition	Developer	WBC
Global Atmosphere	A Residential Community Association would be set up as part of the Management Company which would establish operational sustainability performance goals and would provide advice to residents associated with reducing energy demand and hence, GHGs.	Section 106 Agreement	Developer	WBC

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	To be delivered by	Auditable by
Future Users of the Site (residents, employees, users of community facilities)	<ul style="list-style-type: none"> <li>Measures to reduce water demand and increase water efficiency will be considered such as leak detection systems and dual flush toilets</li> <li>TM52 and TM59 overheating assessments</li> </ul>	Planning Condition	Developer	WBC
The Natural Environment (Ecology, Landscaping and Planting)	<p>A Landscape and Ecology Mitigation Masterplan (LEMM) will be prepared for the northern section of the Site where residential units are proposed (similar to that which has already been prepared for the southern section of the Proposed Development) and will be secured by way of planning condition. This report will include consideration of the maintenance / management measures associated with onsite ecological networks and features that are to be retained, enhanced and created within the Proposed Development. This would increase the long-term resilience of habitats and species within the Site and managing areas that may be affected by droughts.</p> <p>It will also consider climate change, native species, resilience and biosecurity as important factors in selecting species. Selected species will include those tolerant to higher temperatures, drought resistant and need less irrigation. This will increase resilience and reduce pressure on water supply during a drought</p>	Planning Condition	Developer	WBC
Residents on the southside of Scotlands Close	Close boarded fencing and/or evergreen hedge planting around the parking courts to minimise disturbance from headlights	Planning condition	Developer	WBC
Residents of Red Court and the setting of Red Court as a historic house.	Additional tree and shrub planting along the eastern boundary of the Site	Planning condition	Developer	WBC
Residents and visitors at night-time	Implementation of the lighting strategy	Planning condition	Developer	WBC
Residents and visitors within the Bell Vale Lane valley.	Undergrounding sections of the pole mounted electricity line with the southern fields to enhance the view (subject to detailed engineering assessment and in relation to any detailed application associated with the outline area)	Planning condition	Developer	WBC

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	To be delivered by	Auditable by
Midhurst Road	Implementation of a 30 mph speed limit scheme within Midhurst Road	Section 106 Obligation and Section 278 (Highways) Agreement.	Developer	WBC and County Highway Authority
Midhurst Road	Provision of low key traffic calming features within Midhurst Road to enforce the 30 mph speed limit	Section 106 Obligation and Section 278 (Highways) Agreement.	Developer	WBC and County Highway Authority
Midhurst Road	Minor footway improvements and informal crossing point within Midhurst Road (to the south of Footpath 37)	Section 106 Obligation and Section 278 (Highways) Agreement.	Developer	WBC and County Highway Authority
Midhurst Road	Provision of dropped kerbs and tactile paving either side of Hollyridge (at the junction of Hollyridge and Midhurst Road)	Section 106 Obligation and Section 278 (Highways) Agreement.	Developer	WBC and County Highway Authority
Midhurst Road	Realignment of dropped kerbs and provision of tactile paving either side of Courts Hill Road (at the junction of Courts Hill Road and Midhurst Road)	Section 106 Obligation and Section 278 (Highways) Agreement.	Developer	WBC and County Highway Authority
Midhurst Road	Cutting back of soil/vegetation on the west side of Midhurst Road to reinstate the full footway width on the western side of Midhurst Road	Section 106 Obligation and Section 278 (Highways) Agreement.	Developer	WBC and County Highway Authority
Midhurst Road	Minor diversion to Footpath 597	Section 106 Obligation and Section 278 (Highways) Agreement.	Developer	WBC and County Highway Authority
Midhurst Road and Scotland Lane	Travel Plan	Section 106 Obligation or Planning Condition.	Developer	WBC and County Highway Authority