E1.19

# ES Chapter 19 - Schedule of Environmental Commitments

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THE CROWN ESTATE

East Hemel

# 19. Schedule of Environmental Commitments

## 19.1 Introduction

19.1.1 This Chapter provides a summary of the additional mitigation commitments outlined within the **ES Volume 2: Chapters 7** to **17** inclusive. Mitigation is an iterative process of controlling environmental effects by a hierarchy of avoidance (most desirable), reduction, amelioration and compensation. In EIA, mitigation can be:

- Embedded (primary) mitigation - measures that have been 'designed into' the proposals and are integral to the Development. Such measures will be approved as part of the outline planning permission. This includes anything shown on the Parameter Plans and anything included in the Development Specification (including the Development Quantum).
- Additional (secondary) mitigation - measures that are not specifically designed into the Development and which requires a commitment from the Applicant to carry out further actions (e.g. S106 or planning conditions).
- Tertiary mitigation - any mitigation that is required regardless of the EIA process, such as measures imposed by legislative requirements (for example, protected species licensing) and / or standard tried and tested sectorial practices (for example, the implementation of a Construction Environmental Management Plan (CEMP)).

19.1.2 It is important to distinguish between these three forms of mitigation, as the embedded mitigation has helped to define the Development details that have been assessed, in the presence of the tertiary mitigation. The EIA is seeking to identify additional (secondary) mitigation (i.e. mitigation which would not be adopted regardless of the EIA process).

19.1.3 In each topic-specific Chapter, the 'Assessment of Likely Significant Effects' section (i.e. without additional mitigation) represents an assessment of the Development comprising the embedded design measures and tertiary mitigation, whilst the 'Residual Effects' section assesses the Development with the additional mitigation measures in place. Primary (or 'embedded') mitigation measures are described in **ES Volume 2, Chapter 5: The Development** and within each of the Technical Chapters, where relevant (see **ES Volume 2, Chapters 7** - **17**). The embedded mitigation measures will be secured by the approval of the Parameter Plans and Development Specification (which future Tier 2 and Reserved Matters applications will need to adhere to) and the application drawings for the A414/Green Lane junction and access from the B487/ Hemel Hempstead Road (Redbourn Road).

19.1.4 The residual effects of the Development have been assessed as part of the EIA and can be described as the effects which remain after the implementation of the primary, tertiary and any secondary mitigation measures. The secondary mitigation measures and their corresponding residual effects to which they address are presented below in **Table 19.1** and **Table 19.2**. It is expected that the secondary mitigation measures will be secured through appropriately worded planning conditions or financial obligations. Reference should be made to each Technical Chapter for the full definition of the effect stated and the proposed secondary mitigation.

19.1.5 For clarity, those mitigation measures considered to be tertiary mitigation are also included in **Table 19.1** and **Table 19.2** where these will also need to be secured through appropriately worded planning conditions.

## 19.2 Likely Significant Effects of the Works and Required Tertiary and / or Secondary Mitigation Measures

19.2.1 Within **Table 19.1** and **Table 19.2**, any adverse or beneficial residual effects identified as being significant within their respective Technical Chapter have been colour-coded, corresponding to the key below. Where no Tertiary and / or Secondary Mitigation has been identified, this is indicated with 'None' under the relevant column.

| Key for Tables 19.1 and 19.2 |
| --- |
| **Significant Adverse Residual Effect** |
| **Significant Beneficial Residual Effect** |
| Insignificant or No Residual Effect |

**Table 19.1: Likely Significant Effects of the Works and Required Tertiary and / or Secondary Mitigation Measures**

| The Works | | | | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| Landscape and Visual | Effect on landscape character | LCA 094 – Buncefield Plateau (extended) | Major Adverse | Implementation of a Construction Environmental Management Plan (CEMP) as detailed **within ES Volume 3, Appendix 6.1: Outline Construction Environmental Management Plan**. Mitigation measures within the CEMP include general good site housekeeping, controls on construction light lighting and provision of hoardings. | None | **Major Adverse** |
| | | LCA H3 – Industrial Fringe, LCA 010 – St Stephen's Plateau, LCA Industrial Urban Fringe: Hemel Hempstead Industrial Estate | Moderate Adverse | CEMP | None | **Moderate Adverse** |
| | | LCA 096 – Upper Ver Valley, LCA 095 – Revel End Plateau | Minor Adverse | CEMP | None | **Minor Adverse** |
| | | LCA Urban: Hemel Hempstead, LCA 009 – Bedmond Plateau | N/A | CEMP | None | N/A |
| | Effect on visual amenity | Viewpoint 1: View from Hogg End, Viewpoint 7: View from residential dwellings on and near Holtsmere End Lane, Viewpoint 9: View from PRoW near Falmsteadbury Farm, Viewpoint 21: View from residential dwellings on Mansdale Road and | Minor Adverse | CEMP | None | **Minor Adverse** |

| The Works | | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Hertfordshire Way (Long Distance Path) | | | | |
| | Viewpoint 2: View from highway near Old Jeromes (residential), Viewpoints 3 and 4: View from Punchbowl Lane, Viewpoints 6 and 26: View from highway on Redbourn Road / Hemel Hempstead Road, Viewpoint 11: View from PRoW near Baker's Farm, Viewpoint 13: View from PRoW near Brikklin Wood, Viewpoints 14 and 17: View from highway on A4147 Hemel Hempstead Road, Viewpoint 16: View from residential dwellings on Leverstock Green, Viewpoint 27N and 27S: Views from the Nickey Line (permissive path) | Moderate Adverse | CEMP | None | **Moderate Adverse** |
| | Viewpoint 5: View from residential dwellings on Cherry Tree Lane and Punchbowl Lane (West), Viewpoint 18NE and 18SE: Views from residential dwellings on Westwick Row facing north-east and south-east, Viewpoint 25 and 28: View from PRoWs FP009 and FP011 north of the Site, Viewpoint 29: View from highway A414 Breakspear Way. | Major Adverse | CEMP | None | **Major Adverse** |

| The Works | | | | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | | Viewpoint 8 and 20: View from residential dwellings on and near Gaddesden Lane and within the National Landscape, Viewpoint 12: View from the grounds of Gorhambury House – Registered Park and Garden, Viewpoint 19: View from Woodwells Cemetery, Viewpoint 23: View from PRoW near Batchwood Hall, Viewpoint 24: View from Aubrey Fort | N/A | CEMP | None | N/A |
| | | Viewpoint 10: View from PRoW by Flowers Farm, Viewpoint 15: View from PRoW by Bedmond Road, Viewpoint 22: View from PRoW east of Redbourn | Negligible | CEMP | None | **Negligible** |
| Ecology and Nature Conservation | Internationally and Nationally Designated Sites[1] | Habitat loss, air quality, dust deposition, surface water and contamination | Not Significant | CEMP | None | **Not Significant** |
| | Locally Designated Sites[2] | Habitat loss / degradation, air quality, dust deposition, surface water, contamination and lighting | Not Significant | CEMP | None | **Not Significant** |

[1] Includes the following designated sites: Chiltern Beechwoods Special Area of Conservation (SAC); Roughdown Common Site of Special Scientific Interest (SSSI); Bricket Woods & Common SSSI; Ashridge Commons and Woods SSSI; and Tring Woodlands SSSI

[2] Includes the following designated Local Wildlife Sites (LWS): Westwick Row Wood; Disused Railway Line Hemel Hempstead; Blackwater Wood; Westwick Hall; Potters Crouch Plantation, Holy Trinity Church, Leverstock Green; Kettlewell's Farm Area; High Wood (Hemel Hempstead); Prae Wood; Woodhall Wood LWS; Appspond Wood; Windmill Hill Wood & Adjoining Woodlands; Great Revel End Farm; Widmore Wood; Birch Wood (near Potters Crouch); Redbourn Common; Bury Wood (near Redbourn); Maylands Wood; Gorhambury Cottage Area; Gorhambury Icehouse; Long Deans Woods; Long Deans Meadow; Wellfield Spring; Temple Cottage Area, Gorhambury; Very Valley (by Chequer Lane); Rant Meadow Wood / Bennets End Pit; Featherbed Lane Copse by Serge Hill; Potters Crouch Section; Long Spring (Potters Crouch); Serge Hill Meadow; Redbournbury Meadows; Hay Wood (Holtmere); Scrubs Wood; New Wood (W of Redbourn); Park Wood (near Chiswell Green); Piecorner and Hanging Wood

| The Works | | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Locally Designated Sites – Nickey Way Dismantled Railway Local Wildlife Site (LWS) | Habitat loss / degradation | Moderate Adverse | CEMP | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an Ecological Mitigation, Enhancement and Management Strategy (EMEMS) which will detail and secure all mitigation measures required to minimise impacts to the LWS as well as the habitat creation and enhancement opportunities and their long-term management. This EMEMS will incorporate the requirements of a Landscape and Ecological Management Plan (LEMP) and will be submitted for approval as one of the Pre-commencement Conditions.<br>Financial contribution towards the maintenance and improvement of the Nickey Line. | **Negligible (Not Significant)** |
| | | Air quality, dust deposition, surface water and contamination | Not Significant | | None | **Not Significant** |
| | Ancient Woodland | Habitat loss / degradation, air quality, dust deposition, surface water and contamination | Not Significant | CEMP | None | **Not Significant** |
| | Veteran Trees | Air quality, dust deposition, surface water and contamination | Not Significant | CEMP | None | **Not Significant** |
| | | Habitat loss / degradation | Not Significant | CEMP | None | **Not Significant** |

| The Works | | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Habitats of Principle Importance (HPI)[3] | Habitat loss / degradation, air quality, dust deposition, surface water and contamination | Not Significant | | None | **Not Significant** |
| | HPI – Hedgerows | Habitat loss / degradation | Moderate Adverse | CEMP | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise impacts to HPI Hedgerows as well as the habitat creation and enhancement opportunities and their long-term management. This EMEMS will incorporate the requirements of a LEMP and will be submitted for approval as one of the Pre-commencement Conditions. | **Not Significant** |
| | | Air quality, dust deposition, surface water and contamination | Not Significant | | None | **Not Significant** |
| | Badger | Habitat loss, habitat fragmentation, killing or injury and disturbance | Not Significant | CEMP<br>Mitigation License<br>Precautionary working practices / Reasonable Avoidance Measures (RAMS) | None | **Not Significant** |

[3] Includes the following Habitats of Principle Importance (HPI): Woodland (on- and off-Site); Coastal & Floodplain Grazing Marsh; Wood Pasture & Parkland; and Traditional Orchard.

| The Works | | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Bats | Habitat loss, habitat fragmentation and killing or injury | Major Adverse | CEMP<br>Mitigation License<br>Precautionary working practices / RAMS | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise impacts to bats as well as the habitat creation and enhancement opportunities and their long-term management. This EMEMS will incorporate the requirements of a LEMP and will be submitted for approval as one of the Pre-commencement Conditions.<br>Protected Species Working Method Statement (PSWMS), to be secured by planning condition. | **Not Significant** |
| | | Disturbance | Minor Adverse | | | **Not Significant** |
| | Barn owl | Habitat loss, killing or injury and disturbance | Not Significant | CEMP<br>Precautionary working practices / RAMS | None | **Not Significant** |
| | Breeding bird assemblage | Habitat loss | Moderate Adverse | CEMP<br>Precautionary working practices / RAMS | Implementation of a Farmland Bird Mitigation Strategy, to be developed as part of the EMEMS which will be submitted for approval as one of the Pre-commencement Conditions. | **Not Significant** |
| | | Killing or injury and disturbance | Not Significant | | | **Not Significant** |
| | Raptors | Habitat loss, killing or injury and disturbance | Not Significant | CEMP<br>Precautionary working practices / RAMS | None | **Not Significant** |
| | Wintering bird assemblage | Habitat loss, killing or injury and disturbance | Not Significant | CEMP<br>Precautionary working practices / RAMS | None | **Not Significant** |

| The Works | | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| Heritage and Archaeology | Loss of buried archaeological remains and earthworks during the Works (early prehistoric remains (Palaeolithic – Mesolithic)) | Moderate Adverse | None | Implementation of an Archaeological Mitigation Strategy as detailed within **ES Volume 2, Chapter 9: Heritage and Archaeology**. This would include:<br>• Targeted archaeological excavation of buried archaeological remains as defined in bespoke WSIs.<br>• Archaeological monitoring (watching brief) in other areas where potential buried archaeological remains could be exposed / disturbed during the Works.<br>• Publication and dissemination of the results of the archaeological work to interested local and regional stakeholders. | **Neutral (no impact)** |
| | Loss of buried archaeological remains and earthworks during the Works (Bronze Age to Late Iron Age remains) | Moderate Adverse | None | | **Neutral (no impact)** |
| | Loss of buried archaeological remains and earthworks during the Works (early Medieval and Medieval remains) | Moderate Adverse | None | | **Neutral (no impact)** |
| | Loss of buried archaeological remains and earthworks during the Works (early post-Medieval and Modern remains) | Negligible | None | | **Neutral (no impact)** |
| | Loss of historic landscape character (post-1950 Fields) | Negligible | None | None | **Negligible** |
| | Loss of historic landscape character (18th century irregular enclosure and 18th century co-axial enclosure) | Minor Adverse | None | None | **Minor Adverse** |
| | Loss of historic landscape character (historic or important hedgerows) | Negligible | None | None | **Negligible** |
| | Effect on designated and non-designated heritage assets | Negligible | CEMP | None | **Negligible** |
| Transport and Access | Effect on severance | Up to Minor Adverse (Not Significant) on select links | CEMP | None | Up to **Minor Adverse** (**Not Significant**) on select links |

| The Works | | | | | |
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| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Effect on driver delay | Up to Minor Adverse (Not Significant) on select links | CEMP | None | Up to **Minor Adverse** (**Not Significant**) on select links |
| | Effect on pedestrian delay | Up to Minor Adverse (Not Significant) on select links | CEMP | None | Up to **Minor Adverse** (**Not Significant**) on select links |
| | Effect on pedestrian amenity | Up to Minor Adverse (Not Significant) on select links | CEMP | None | Up to **Minor Adverse** (**Not Significant**) on select links |
| | Effect on accidents and safety | Negligible | CEMP | None | **Negligible** |
| | Effect on fear and intimidation | Negligible | CEMP | None | **Negligible** |
| Air Quality | Construction dust | The IAQM dust guidance recommends that significance is only assigned to the effect after the activities are considered with mitigation in place. | Submission and implementation of a CEMP which is to include dust mitigation, as detailed within **ES Volume 3, Appendix 11.4**. | None | **Negligible** |
| | Construction road traffic emissions – $NO_2$ | Existing human receptors | Not Significant | None | None |
| | | Existing ecological receptors | Not Significant | None | None |

| The Works | | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| Noise and Vibration | Construction road traffic emissions – $PM_{2.5}$ | Existing human receptors | Not Significant | None | None |
| | | Existing ecological receptors | Not Significant | None | None |
| | Construction road traffic emissions –$PM_{10}$ | Existing human receptors | Not Significant | None | None |
| | | Existing ecological receptors | Not Significant | None | None |
| | Construction road traffic noise | **Minor Adverse** to **Insignificant** | Submission and implementation of a CEMP which is to include measures recommended within **ES Volume 2, Chapter 12: Noise and Vibration**. | None | **Minor Adverse** to **Insignificant** |
| | Construction activity noise | **Minor Adverse** to **Insignificant** | Submission and implementation of a CEMP which is to include measures recommended within **ES Volume 2, Chapter 12: Noise and Vibration**. | None | **Minor Adverse** to **Insignificant** |
| Agricultural Land Use | Loss of best and most versatile (BMV) agricultural land | Major Adverse | None | None | **Major Adverse** |
| | Loss of soil resource and function | Moderate Adverse | None | Implementation of a Soil Resources Management Plan (see **ES Volume 3, Appendix 13.2**) as part of the CEMP. | **Minor Adverse** |
| Water Resources and Flood Risk | Effect on the chalk aquifer from piled foundations creating a pollution pathway during the Works | Moderate Adverse | CEMP | Submission of a Piling Method Statement and Risk Assessment. | **Not Significant** |
| | Effect on the River Ver from the potential risk of surface water pollution through the construction of the drainage system or accidental runoff or spillage | Not Significant | | None | **Not Significant** |

| The Works | | | | | | |
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| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | by sediments, fuels, chemicals and / or construction materials during the Works | | | | | |
| | Effect on Site workers and occupants from the potential risk of local flooding on the Site due to an increase in runoff from the Site during the Works | | Not Significant | | None | **Not Significant** |
| | Effect on local water resources from an increased water demand during the Works | | Not Significant | | None | **Not Significant** |
| | Effect on water supply and drainage infrastructure from an increased water demand during the Works | | Not Significant | | None | **Not Significant** |
| Climate Change | Greenhouse Gas (GHG) Impact Assessment | Effect on global climate as a result of embodied carbon emissions associated with the construction (upfront carbon A1-A5) of the Development, including buildings and infrastructure works | Major Adverse | Submission and implementation of a CEMP which is to include measures recommended within **ES Volume 2, Chapter 15: Climate Change**. | Submission of a pre- and post-construction Whole Life Carbon Assessment (WCLA). | **Moderate Adverse** |
| | Climate Change Resilience (CCR) Assessment | Effect on community and people, the built environment, infrastructure systems and services and the natural environment as a result of surface water flooding (from wetter winters and increased, prolonged humidity), extreme wind & storms, subsidence or ground movement and drought & heatwaves (from warmer summers and increased solar radiation) | Moderate Adverse | Submission and implementation of a CEMP which is to include measures recommended within **ES Volume 2, Chapter 15: Climate Change**. This would include:<br>• Inclusion of a risk assessment for climate hazards and their potential impacts to the construction workforce and natural environment and incorporate detailed proposals on mitigation measures to | None | **Minor Adverse** |

| The Works | | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | | | alleviate risks for these sensitive receptors. | | |
| Socio-economics | Effect on construction employment | County Area – Minor Beneficial | None | None | County Area – **Minor Beneficial** |
| Health | Health effects from access to Public Rights of Way (PRoW) and open space for physical activity and recreation | Insignificant | None | None | Insignificant |
| | Health effects from changes in transport nature and flow rate | Minor Adverse | None | None | **Minor Adverse** |
| | Health effects from changes in socio-economic factors | Minor Beneficial | None | None | **Minor Beneficial** |
| | Health effects from changes in air quality | Insignificant | None | None | **Insignificant** |
| | Health effects from changes in noise exposure | Insignificant | None | None | **Insignificant** |

**Table 19.2: Likely Significant Effects of the Completed and Operational Development and Required Tertiary and / or Secondary Mitigation Measures**

| | | | The Completed and Operational Development | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| Landscape and Visual | Effect on landscape character | LCA 094 – Buncefield Plateau (extended) | Year 1 – Major Adverse | None | None | Year 1 – **Major Adverse** |
| | | | Year 15 – Moderate Adverse | None | None | Year 15 – **Moderate Adverse** |
| | | LCA H3 – Industrial Fringe | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |
| | | | Year 15 – Neutral | None | None | Year 15 – **Neutral** |
| | | LCA 010 – St Stephen's Plateau | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |
| | | | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |
| | | LCA 096 – Upper Ver Valley | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |
| | | | Year 15 – Minor Beneficial | None | None | Year 15 – **Minor Beneficial** |
| | | LCA Urban: Hemel Hempstead | Year 1 – N/A | None | None | Year 1 – N/A |
| | | | Year 15 – N/A | None | None | Year 15 – N/A |
| | | LCA Industrial Urban Fringe: Hemel | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |

| The Completed and Operational Development | | | | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | | Hempstead Industrial Estate | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |
| | | LCA 009 – Bedmond Plateau | Year 1 – N/A | None | None | Year 1 – N/A |
| | | | Year 15 – N/A | None | None | Year 15 – N/A |
| | | LCA 095 – Revel End Plateau | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |
| | | | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |
| | Effect on visual amenity | Viewpoint 1: View from Hogg End | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |
| | | | Year 15 – Negligible | None | None | Year 15 – **Negligible** |
| | | Viewpoint 2: View from highway near Old Jeromes (residential) | Year 1 – Moderate Adverse | None | None | Year 1 – **Moderate Adverse** |
| | | | Year 15 – Moderate Adverse | None | None | Year 15 – **Moderate Adverse** |
| | | Viewpoints 3 and 4: View from Punchbowl Lane | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |
| | | | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |

| The Completed and Operational Development | | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Viewpoint 5: View from residential dwellings on Cherry Tree Lane and Punchbowl Lane (West) | Year 1 – Major Adverse | None | None | Year 1 – **Major Adverse** |
| | | Year 15 – Moderate Adverse | None | None | Year 15 – **Moderate Adverse** |
| | Viewpoints 6 and 26: View from highway on Redbourn Road / Hemel Hempstead Road | Year 1 – Moderate Adverse | None | None | Year 1 – **Moderate Adverse** |
| | | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |
| | Viewpoint 7: View from residential dwellings on and near Holtsmere End Lane | Year 1 – Negligible | None | None | Year 1 – **Negligible** |
| | | Year 15 – Negligible | None | None | Year 15 – **Negligible** |
| | Viewpoint 8 and 20: View from residential dwellings on and near Gaddesden Lane and within the National Landscape | Year 1 – N/A | None | None | Year 1 – N/A |
| | | Year 15 – N/A | None | None | Year 15 – N/A |
| | Viewpoint 9: View from PRoW near Falmsteadbury Farm | Year 1 – Moderate Adverse | None | None | Year 1 – **Moderate Adverse** |
| | | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |

| | | The Completed and Operational Development | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Viewpoint 10: View from PRoW by Flowers Farm | Year 1 – Negligible | None | None | Year 1 – **Negligible** |
| | | Year 15 – Negligible | None | None | Year 15 – **Negligible** |
| | Viewpoint 11: View from PRoW near Baker's Farm | Year 1 – Moderate Adverse | None | None | Year 1 – **Moderate Adverse** |
| | | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |
| | Viewpoint 12: View from the grounds of Gorhambury House – Registered Park and Garden | Year 1 – N/A | None | None | Year 1 – N/A |
| | | Year 15 – N/A | None | None | Year 15 – N/A |
| | Viewpoint 13: View from PRoW near Brikklin Wood | Year 1 – Moderate Adverse | None | None | Year 1 – **Moderate Adverse** |
| | | Year 15 – Moderate Adverse | None | None | Year 15 – **Moderate Adverse** |
| | Viewpoints 14 and 17: View from highway on A4147 Hemel Hempstead Road | Year 1 – Moderate Adverse | None | None | Year 1 – **Moderate Adverse** |
| | | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |

| ES Technical Chapter | Description of Effect / Receptor | The Completed and Operational Development | | | |
|---|---|---|---|---|---|
| | | Significance of Effect | Tertiary Mitigation | Secondary Mitigation | Significance of Residual Effect |
| | Viewpoint 15: View from PRoW by Bedmond Road | Year 1 – Negligible | None | None | Year 1 – **Negligible** |
| | | Year 15 – Negligible | None | None | Year 15 – **Negligible** |
| | Viewpoint 16: View from residential dwellings on Leverstock Green | Year 1 – Moderate Adverse | None | None | Year 1 – **Moderate Adverse** |
| | | Year 15 – Negligible | None | None | Year 15 – **Negligible** |
| | Viewpoint 18NE and 18SE: Views from residential dwellings on Westwick Row facing north-east and south-east | Year 1 – Major Adverse | None | None | Year 1 – **Major Adverse** |
| | | Year 15 – Moderate Adverse | None | None | Year 15 – **Moderate Adverse** |
| | Viewpoint 19: View from Woodwells Cemetery | Year 1 – N/A | None | None | Year 1 – N/A |
| | | Year 15 – N/A | None | None | Year 15 – N/A |
| | Viewpoint 21: View from residential dwellings on Mansdale Road and Hertfordshire Way (Long Distance Path) | Year 1 – Negligible | None | None | Year 1 – **Negligible** |
| | | Year 15 – Negligible | None | None | Year 15 – **Negligible** |
| | | Year 1 – Negligible | None | None | Year 1 – **Negligible** |

| | | The Completed and Operational Development | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Viewpoint 22: View from PRoW east of Redbourn | Year 15 – Negligible | None | None | Year 15 – **Negligible** |
| | Viewpoint 23: View from PRoW near Batchwood Hall | Year 1 – N/A | None | None | Year 1 – N/A |
| | | Year 15 – N/A | None | None | Year 15 – N/A |
| | Viewpoint 24: View from Aubrey Fort | Year 1 – N/A | None | None | Year 1 – N/A |
| | | Year 15 – N/A | None | None | Year 15 – N/A |
| | Viewpoint 25 and 28: View from PRoWs FP009 and FP011 north of the Site | Year 1 – Moderate Adverse | None | None | Year 1 – **Moderate Adverse** |
| | | Year 15 – Moderate Adverse | None | None | Year 15 – **Moderate Adverse** |
| | Viewpoint 27N and 27S: Views from the Nickey Line (permissive path) | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |
| | | Year 15 – Neutral | None | None | Year 15 – **Neutral** |
| | Viewpoint 29: View from highway A414 Breakspear Way | Year 1 – Minor Adverse | None | None | Year 1 – **Minor Adverse** |
| | | Year 15 – Minor Adverse | None | None | Year 15 – **Minor Adverse** |

| The Completed and Operational Development | | | | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| Ecology and Nature Conservation | Internationally and Nationally Designated Sites[4] | Air quality and recreation | Not Significant | None | None | **Not Significant** |
| | Locally Designated Sites[5] | Air quality, recreation and surface water | Not Significant | None | None | **Not Significant** |
| | Locally Designated Sites – Westwick Row Wood LWS; Nickey Way Dismantled Railway LWS; Disused Railway Line Hemel Hempstead LWS | Air quality and surface water | Not Significant | None | None | **Not Significant** |
| | | Recreation | Moderate Adverse | None | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise recreational impacts to these LWSs, as well as their long-term management. This EMEMS will incorporate the requirements of a LEMP and will be submitted for approval as one of the Pre-commencement Conditions.<br><br>Submission and implementation of a detailed Lighting Strategy to minimise disturbance to bats and badgers from artificial lighting. To be secured by planning condition. | **Not Significant** |
| | | Recreation | Not Significant | None | None | **Not Significant** |

[4] Includes the following designated sites: Chilterns Beechwood SAC; Roughdown Common SSSI; Bricket Wood Common SSSI; Ashridge Commons and Woods SSSI and SAC; and Tring Woodland SSSI and SAC.
[5] Includes the following designated Local Wildlife Sites (LWS): Blackwater Wood; Potters Crouch Plantation, Holy Trinity Church, Leverstock Green; Kettlewell's Farm Area; High Wood (Hemel Hempstead); Prae Wood; Woodhall Wood LWS; Appspond Wood; Windmill Hill Wood & Adjoining Woodlands; Great Revel End Farm; Widmore Wood; Birch Wood (near Potters Crouch); Redbourn Common; Bury Wood (near Redbourn); Maylands Wood; Long Deans Woods; Long Deans Meadow; Wellfield Spring; Very Valley (by Chequer Lane); Rant Meadow Wood / Bennets End Pit; Featherbed Lane Copse by Serge Hill; Potters Crouch Section; Long Spring (Potters Crouch); Serge Hill Meadow; Redbournbury Meadows; Hay Wood (Holtmere); Scrubs Wood; New Wood (W of Redbourn); Park Wood (near Chiswell Green); Piecorner and Hanging Wood.

| ES Technical Chapter | Description of Effect / Receptor | | The Completed and Operational Development<br>Significance of Effect | Tertiary Mitigation | Secondary Mitigation | Significance of Residual Effect |
|---|---|---|---|---|---|---|
| | Locally Designated Sites – Westwick Hall LWS; Gorhambury Cottage Area LWS; Gorhambury Icehouse LWS; Temple Cottage Area, Gorhambury LWS; | Lighting disturbance | Moderate Adverse | None | Submission and implementation of a detailed Lighting Strategy to minimise disturbance to bats and badgers from artificial lighting. To be secured by planning condition. | **Not Significant** |
| | Ancient Woodland | Air quality and recreation | Not Significant | None | None | **Not Significant** |
| | Habitats of Principle Importance (HPI)[6] | Air quality, recreation, drainage and habitat loss / degradation | Not Significant | None | None | **Not Significant** |
| | Badger | Habitat loss, habitat fragmentation | Not Significant | None | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise impacts to badgers, as well as the long-term management of their habitats. This EMEMS will incorporate the requirements of a LEMP and will be submitted for approval as one of the Pre-commencement Conditions.<br>Submission and implementation of a detailed Lighting Strategy to minimise disturbance to badgers from artificial lighting. To be secured by planning condition. | **Not Significant** |
| | | Killing or injury and disturbance | Moderate Adverse | None | | **Not Significant** |

[6] Includes the following Habitats of Principle Importance (HPI): Woodland (on- and off-Site); Coastal & Floodplain Grazing Marsh; Wood Pasture & Parkland; Traditional Orchard and Hedgerows.

| The Completed and Operational Development | | | | | |
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| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Bats | Habitat loss and habitat fragmentation | Not Significant | None | None | **Not Significant** |
| | | Killing or injury | Moderate Adverse | None | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise impacts to bats, as well as the long-term management of their habitats. This EMEMS will incorporate the requirements of a LEMP and will be submitted for approval as one of the Pre-commencement Conditions.<br><br>Submission and implementation of a detailed Lighting Strategy to minimise disturbance to bats from artificial lighting. To be secured by planning condition. | **Not Significant** |
| | | Disturbance to light-sensitive species | Major Adverse | None | | **Not Significant** |
| | Barn owl | Habitat loss, habitat fragmentation and disturbance | Not Significant | None | None | **Not Significant** |
| | | Killing or injury | Moderate Adverse | None | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise impacts to barn owls, as well as the long-term management of their habitats. This EMEMS will incorporate the requirements of a | **Not Significant** |

| ES Technical Chapter | Description of Effect / Receptor | The Completed and Operational Development | | | |
|---|---|---|---|---|---|
| | | Significance of Effect | Tertiary Mitigation | Secondary Mitigation | Significance of Residual Effect |
| | | | | LEMP and will be submitted for approval as one of the Pre-commencement Conditions. | |
| | Breeding bird assemblage | Habitat loss and disturbance | Not Significant | None | None | **Not Significant** |
| | | Killing or injury | Moderate Adverse | None | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise impacts to breeding birds, as well as the long-term management of their habitats. This EMEMS will incorporate the requirements of a LEMP and will be submitted for approval as one of the Pre-commencement Conditions. | **Not Significant** |
| | Raptors | Habitat loss and disturbance | Not Significant | None | None | **Not Significant** |
| | | Killing or injury | Moderate Adverse | None | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise impacts to raptors, as well as the long-term management of their habitats. This EMEMS will incorporate the requirements of a LEMP and will be submitted for approval as one of the Pre-commencement Conditions | **Not Significant** |
| | Wintering bird assemblage | Habitat loss and disturbance | Not Significant | None | None | **Not Significant** |

| The Completed and Operational Development | | | | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | | Killing or injury | Moderate Adverse | None | Detailed mitigation measures (such as those suggested in **ES Volume 2, Chapter 8: Ecology and Nature Conservation**) to be developed at detailed design stage, and included in an EMEMS which will detail and secure all mitigation measures required to minimise impacts to wintering birds, as well as the long-term management of their habitats. This EMEMS will incorporate the requirements of a LEMP and will be submitted for approval as one of the Pre-commencement Conditions. | **Not Significant** |
| Heritage and Archaeology | Effect on buried archaeological remains | | No Effect | None | None | **No Effect** |
| | Effect on historic landscape character | | No Effect | None | None | **No Effect** |
| | Effect on the setting of designated and non-designated heritage assets | Grade II 'Wood End Cottages' | Moderate Adverse | None | None | **Moderate Adverse** |
| | | Grade II 'Large Barn At Wood End Farm, 30 Metres South South West of Farmhouse' | Minor Adverse | None | None | **Minor Adverse** |
| | | Grade II 'Breakspears' | Minor Adverse | None | None | **Minor Adverse** |
| | | Grade II 'Westwick Row Farmhouse' and Grade II 'L-Shaped Range of Barns on South Side of Farmyard At Westwick Row Farm' | Minor Adverse | None | None | **Minor Adverse** |
| | | Grade II 'Dell Cottage' | Minor Adverse | None | None | **Minor Adverse** |

| The Completed and Operational Development | | | | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | | Grade II 'King Charles II Cottage' | Minor Adverse | None | None | **Minor Adverse** |
| | | Grade II* 'Westwick Cottage' | Minor Adverse | None | None | **Minor Adverse** |
| | | Group of Grade II Listed Buildings at Corner Farm comprising 'North and East Ranges of Outbuildings Bounding the Main Yard at Corner Farm', 'West Range of Outbuildings Bounding the Main Yard at Corner Farm Including Pigsty', 'Corner Farm' and 'L-Plan Range of Outbuildings on South and East Sides of East Yard at Corner Farm' | Minor Adverse | None | None | **Minor Adverse** |
| Transport and Access | Link 4: A414 Breakspear Way (East) | Effect on severance | N/A | Implementation and monitoring of a Travel Plan based upon the Framework Travel Plan provided in **ES Volume 3, Appendix 10.2**. | None | Up to **Minor Adverse** (**Not Significant**) on select links |
| | | Effect on driver delay | N/A | | None | Up to **Minor Adverse** (**Not Significant**) on select links |

| The Completed and Operational Development | | | | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | | Effect on non-motorised user delay | N/A | | None | Up to **Minor Adverse** (**Not Significant**) on select links |
| | | Effect on non-motorised user amenity | N/A | | None | Up to **Minor Adverse** (**Not Significant**) on select links |
| | | Effect on fear and intimidation | N/A | | None | **Negligible** |
| | | Effect on accidents and safety | N/A | | None | **Negligible** |
| Air Quality | Operational road traffic emissions – $NO_2$ | Existing human receptors | Not Significant | None | None | **Not Significant** |
| | | Existing ecological receptors | Not Significant | None | None | **Not Significant** |
| | Operational road traffic emissions – $PM_{2.5}$ | Existing human receptors | Not Significant | None | None | **Not Significant** |
| | | Existing ecological receptors | Not Significant | None | None | **Not Significant** |
| | Operational road traffic emissions –$PM_{10}$ | Existing human receptors | Not Significant | None | None | **Not Significant** |
| | | Existing ecological receptors | Not Significant | None | None | **Not Significant** |

| The Completed and Operational Development | | | | | | |
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| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Site suitability for $NO_2$, $PM_{2.5}$ and $PM_{10}$ | Future human receptors (i.e. occupants of the Development) | Not Significant | None | None | **Not Significant** |
| Noise and Vibration | Operational road traffic noise | | Minor Adverse to Insignificant | None | None | **Minor Adverse** to **Insignificant** |
| | Operational mechanical plant and equipment noise | | Minor Adverse to Insignificant | None | Any mechanical plant or equipment that may be included as part of the Development will be attenuated such that the Rating Level does not exceed the representative background sound level over the plant operational period, or as otherwise required by the Local Planning Authority policy. | **Minor Adverse** to **Insignificant** |
| Agricultural Land Use | Loss of best and most versatile (BMV) agricultural land | | N/A | None | None | **N/A** |
| | Loss of soil resource and function | | N/A | None | None | **N/A** |
| Water Resources and Flood Risk | Chalk aquifer | Potential risk for any pollutants present in the surface water runoff to cause an impact on groundwater quality due to infiltration or mobilise any existing contaminants | Not Significant | None | None | **Not Significant** |
| | Chalk aquifer | Risk of dissolution features in sitewide geology for infiltration or surface water | Not Significant | None | None | **Not Significant** |

| The Completed and Operational Development | | | | | |
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| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | runoff. No concentrated infiltration is proposed across the Site | | | | |
| | Chalk aquifer | Current agricultural use presents risk of contamination from fertilisers and pesticides. The Site will no longer be used for agricultural activities | Not Significant | None | None | **Not Significant** |
| | River Ver | Multi-stage pollution control approach will be implemented prior to discharging into River Ver | Not Significant | None | None | **Not Significant** |
| | River Ver | Surface water discharge to the River Ver will be limited to greenfield runoff rates, mimicking the existing regime | Not Significant | None | None | **Not Significant** |
| | Local residents | Existing overland flow routes to be maintained with no increase in flood risk | Minor Beneficial | None | None | **Minor Beneficial** |
| | Local water resources | Increase in water demand, against the current baseline | Minor Adverse | None | None | **Not Significant** |

| The Completed and Operational Development | | | | | | |
|---|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Potable water infrastructure | New connections will be required to the potable water supply network | Not Significant | None | None | **Not Significant** |
| | Foul water sewer infrastructure | The Development will result in an increased demand into the existing foul water sewer network | Not Significant | None | None | **Not Significant** |
| | Surface water sewer infrastructure | The Development will result in an increased demand into the existing surface water sewer network | Not Significant | None | None | **Not Significant** |
| Climate Change | GHG Impact Assessment | Effect on global climate as a result of operational carbon emissions of the Development (B6), including impacts from buildings | Major Adverse | None | Implementing post-occupancy evaluation (POE) and real-time energy monitoring systems to ensure buildings perform as designed. Operational energy use will be regularly audited, and performance will be benchmarked against industry standards such as LETI and the UK Net Zero Carbon Buildings Standard. These measures will be secured through planning conditions and monitored throughout the operational life of the Development to ensure continuous improvement and alignment with evolving best practice. | **Major Adverse** |
| | | Effect on global climate as a result of embodied carbon emissions associated | Major Adverse | None | None | **Major Adverse** |

| The Completed and Operational Development | | | | | |
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| **ES Technical Chapter** | **Description of Effect / Receptor** | | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | | with the operation and end of life emissions of the Development (B1-B5, C1-C4 lifecycle embodied), including impacts from buildings and infrastructure works | | | | |
| | CCR Assessment | Effect of extreme rainfall events, heatwaves and overheating, warmer summers and increased solar radiation on the natural environment | Major to Moderate Adverse | None | Submission and implementation of a LEMP which would consider the potential effects of climate change and incorporate proactive strategies to reduce risks to trees and all other natural ecosystems and habitats against flooding from rainfall events, periods of extreme heat, prolonged hot weather, intense rainfall and stormy / windy conditions and prolonged wet weather.<br><br>Submission and implementation of an Emergency Preparedness Plan which considers climate-related events, such as wildfires for the natural environment receptors on-Site as well as means of escape for community. | **Major to Moderate Adverse** |
| | | Effect of heatwaves and overheating, warmer summers and increased solar radiation on the community and people and built environment, infrastructure systems and services | Major to Moderate Adverse | None | Further mitigations, including considerations for shading, cooling, material specifications with high albedo and water efficiency, are to be considered at the detailed design stage.<br><br>Maintenance and monitoring considerations related to the heat risk resilience for infrastructure and buildings to be considered at the detailed design stage. | **Moderate Adverse** |

| | | The Completed and Operational Development | | | |
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| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| Socio-economics | Effect on economy | Local Area – Major Beneficial | None | None | Local Area – **Major Beneficial** |
| | | District Area – Major Beneficial | None | None | District Area – **Major Beneficial** |
| | Effect on housing | Local Area – Major Beneficial | None | None | Local Area – **Major Beneficial** |
| | | District Area – Major Beneficial | None | None | District Area – **Major Beneficial** |
| | Effect on expenditure | Local Area – Minor Beneficial | None | None | Local Area – **Minor Beneficial** |
| | | District Area – Minor Beneficial | None | None | District Area – **Minor Beneficial** |
| | Effect on primary healthcare | Local Area – Moderate Beneficial | None | None | Local Area – **Moderate Beneficial** |
| | Effect on dental provision | Local Area – Moderate Adverse | None | Existing contribution frameworks if required (i.e. S106 and CIL) | Local Area – **Neutral** |
| | Effect on primary education | Local Area – Moderate Beneficial | None | None | Local Area – **Moderate Beneficial** |
| | | District Area – Minor Beneficial | None | None | District Area – **Minor Beneficial** |
| | Effect on secondary education | Local Area – Minor Beneficial | None | None | Local Area – **Minor Beneficial** |

| | | The Completed and Operational Development | | | |
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| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | | District Area – Minor Beneficial | None | None | District Area – **Minor Beneficial** |
| | Effect on open space | Local Area – Moderate Beneficial | None | None | Local Area – **Moderate Beneficial** |
| | Effect on community | Local Area – Moderate Beneficial | None | None | Local Area – **Moderate Beneficial** |
| | Effect on leisure | Local Area – Major Beneficial | None | None | Local Area – **Major Beneficial** |
| | | District Area – Moderate Beneficial | None | None | District Area – **Moderate Beneficial** |
| | Effect on district centres | Local Area – Minor Beneficial | None | None | Local Area – **Minor Beneficial** |
| | | District Area – Minor Beneficial | None | None | District Area – **Minor Beneficial** |
| Health | Health effects from access to Public Rights of Way (PRoW) and open space for physical activity and recreation | Minor Beneficial | None | None | **Minor Beneficial** |
| | Health effects from changes in transport nature and flow rate | Minor Adverse | None | None | **Minor Adverse** |
| | Health effects from changes in socio-economic factors | Minor Beneficial | None | None | **Minor Beneficial** |

| | The Completed and Operational Development | | | | |
|---|---|---|---|---|---|
| **ES Technical Chapter** | **Description of Effect / Receptor** | **Significance of Effect** | **Tertiary Mitigation** | **Secondary Mitigation** | **Significance of Residual Effect** |
| | Health effects from changes in air quality | Insignificant | None | None | **Insignificant** |
| | Health effects from changes in noise exposure | Insignificant | None | None | **Insignificant** |
| | Health effects from changes in demand for local primary healthcare | Minor Beneficial | None | None | **Minor Beneficial** |