

13. SUMMARY AND RESIDUAL EFFECTS

Introduction

- 13.1 This chapter summarises the mitigation measures and residual effects identified in each of the technical assessments included in the ES.
- 13.2 The Development has been subject to an iterative design process, informed by technical constraints as discussed in Chapter 4 Alternatives and Design Evolution of the ES. As this process progressed measures have been incorporated into the development parameters in order to avoid, reduce or offset significant environmental effects. Where this has not been possible, further mitigation measures have been proposed and are set out in Table 13.1 below along with the residual effects of the Development following mitigation. Effects that do not require mitigation, or where mitigation is not proposed are not included here, however they are summarised in the summary table of each technical ES chapter. Mitigation is not required for either the construction phase or operational phase for some technical disciplines. The table therefore only includes the relevant phase(s) for which mitigation is proposed.

Table 13.1: Schedule of Mitigation

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
Socio-economics				
Construction Phase	No mitigation measures are proposed as all effects are considered to be minor-moderate beneficial in significance.			
Completed Development	No mitigation measures are proposed as all effects are considered to be minor-moderate beneficial in significance.			
Landscape and Views				
Construction Phase	Visual effects for users of the Medway including visitors to Fort Hoo and Fort Darnet	Advance Planting Location of stockpiles and site compound away from southern boundary Hoardings to screen GL activity	Mitigation Measures during the construction phase will include measures such as control of lighting, careful location of stockpiles and machinery into visually less sensitive areas and the protection of existing vegetation to be retained, implemented through a Construction Environmental Management Plan (CEMP). The CEMP will be secured via planning condition. The Applicant is responsible for ensuring that the mitigation and monitoring measures defined within the CEMP are implemented and complied with.	Moderate Adverse
Completed Development	Visual Effects on users of the PROW network in close range views to the north of the Site (represented by SCP5)	Reduction in massing (i.e. detailed design would not occupy the entire development zone up to the maximum height throughout. There would be buildings with gaps between in some cases). Innovative façade detailing Consistent design principles creating strong identity and high-quality point of arrival.	Mitigation measures for design and façade principles will be considered at the Reserved Matters stage.	Negligible Adverse
	Visual Effects for users of the Medway including visitors to Fort Hoo and Fort Darnet	Reduction in massing - for assessment purposes, the Parameter Plan (Figure 3.2 of the ES) includes an allowance for the maximum extents of potential built form within the Site. In practice, the actual development footprint will occupy a smaller area, and	Mitigation measures for design and façade principles will be considered at the Reserved Matters stage.	Minor Adverse

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
		therefore a reduced massing of built form. Innovative façade detailing Consistent design principles Active river frontage.		
	Visual Effects from the southern shore of the Medway represented by SCPs 11, 19, 20 and 21	Reduction in massing - for assessment purposes, the Parameter Plan (Figure 3.2 of the ES) includes an allowance for the maximum extents of potential built form within the Site. In practice, the actual development footprint will occupy a smaller area, and therefore a reduced massing of built form. Innovative façade detailing Consistent design principles Active river frontage.	Mitigation measures for design and façade principles will be considered at the Reserved Matters stage.	Negligible Adverse
	Landscape Character and features of the Site	Development of a biodiverse green infrastructure including woodland, tree planting, wetlands, amenity planting and recreational routes.	Implementation of a Landscape and Biodiversity Management Plan to be secured by condition or obligation, as necessary, which will include (amongst other things) management of the following landscape elements: Retained and enhanced landscape features such as trees, scrub and reedbeds and management of those features in accordance with ecological enhancement proposals. Managed and natural regeneration along green infrastructure (GI) and habitat corridors, allowing the regrowth of pioneer scrub, trees and grassland together with new wetland features associated with the sustainable drainage systems (SuDS) Management of an urban core and access landscape consisting of street trees and native ornamental shrub planting. Maintenance and management of the hard landscape elements of paving and external furniture.	Moderate Beneficial

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
Biodiversity				
Construction Phase	Medway Estuary and Marshes Special Protection Area/Ramsar/Site of Special Scientific Interest (SSSI)	Construction safeguards Dust Management Plan Sensitive lighting design Construction Method Statement for all works in Parcel 3.	Mitigation: Construction safeguards secured via planning condition for a CEMP. Dust Management Plan secured via planning condition. Sensitive lighting design secured via planning condition. Construction Method Statement for all works in Parcel 3 secured via planning condition.	Negligible
	Medway Estuary Marine Conservation Zone (MCZ)	Construction Safeguards.	Mitigation: Construction safeguards secured via planning condition for a CEMP.	Negligible
	Open Mosaic Habitat (OMH)	Construction Safeguards Ecological Design Strategy Compensation for Habitat losses.	Mitigation: Construction safeguards secured via planning condition for a CEMP. The Applicant is responsible for ensuring that the mitigation and monitoring measures defined within the CEMP are implemented and complied with. Ecological Design Strategy secured via planning condition with the key aim to increase coverage of open mosaic habitat (OMH) across the Site (above what may be required for compensation). Compensation: Compensation for Habitat losses – create new OMH and enhance retained OMH prior to any habitat loss.	Neutral – Slight Positive
	Woodland and Other Trees	Construction Safeguards Ecological Design Strategy Compensation for individual tree losses, if required.	Mitigation: Construction safeguards secured via planning condition for a CEMP. Ecological Design Strategy secured via planning condition with the key aim to increase net coverage of trees across the Site (above what may be required for compensation). Compensation: Compensation for individual tree losses if required – new native planting.	Slight Positive

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
	Semi-improved Grassland	Construction Safeguards Ecological Design Strategy Compensation for habitat losses.	<p>Mitigation: Construction safeguards secured via planning condition for a CEMP. Ecological Design Strategy secured via planning condition with the key aim to increase the quality of grassland across the Site via habitat creation and enhancement (above what may be required for compensation).</p> <p>Compensation: Compensation for habitat losses – create new flower-rich grassland and enhance retained grassland (phased as the Development is built out in the various plots).</p>	Neutral-Slight Positive
	Waterbodies	Construction Safeguards Ecological Design Strategy Compensation for habitat losses. Enhancement for existing waterbodies.	<p>Mitigation: Construction safeguards secured via planning condition for a CEMP. Ecological Design Strategy secured via planning condition with a key aim to increase net area and quality of waterbodies across the Site via habitat creation and enhancement (above what would be required for compensation).</p> <p>Compensation: Compensation for loss of pond P17 – creation of new pond prior to loss if possible.</p> <p>Enhancement: The existing waterbodies would benefit from enhancement e.g. desilting/reprofiling.</p>	Moderate Positive
	Off-site Intertidal Mud/Sand and Shingles/Cobbles	Construction Safeguards.	<p>Mitigation: Construction safeguards in relation to water secured via planning condition for a CEMP</p>	Negligible
	Off-site Areas with Notable Plants	Dust Management Plan.	<p>Mitigation: Produce Dust Management Plan (secured via planning condition for a CEMP).</p>	Negligible
	Off-site Intertidal Mud and Saltmarsh	Dust Management Plan Construction Safeguards.	<p>Mitigation: Produce Dust Management Plan and construction safeguards in relation to water (secured via planning condition for a CEMP).</p>	Negligible

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
	Roosting Bats	Ecological Mitigation and Enhancements Plan Provision of bat boxes as an enhancement.	Mitigation: Update assessment of buildings and trees and carry out further surveys if necessary. Soft felling of trees with low bat roosting potential. Physical protection of buildings and trees with bat roosting potential. Sensitive positioning of temporary lighting. Produce Ecological Mitigation and Enhancements Plan secured via planning condition. Enhancement: Provision of bat boxes.	Negligible
	Commuting and Foraging Bats	Ecological Mitigation and Enhancements Plan.	Mitigation: Protection of retained habitats. Sensitive positioning of temporary lighting. Produce Ecological Mitigation and Enhancements Plan secured via condition.	Negligible
	Badger	Ecological Mitigation and Enhancements Plan.	Mitigation: Measures to protect main sett and construction safeguards secured via planning condition (e.g. Ecological Mitigation and Enhancements Plan). Pre-construction update surveys. Produce Ecological Mitigation and Enhancements Plan secured via planning condition.	Slight Negative
	Water Vole	Relocation in and around pond 17 and habitat compensation Ecological Mitigation and Enhancements Plan Construction Safeguards Enhancement of existing waterbodies.	Mitigation: Protection of Water Voles in and around pond P17 – relocation exercise under licence from Natural England. Construction safeguards to protect retained habitats. Pre-construction update surveys. Produce Ecological Mitigation and Enhancements Plan secured via planning condition. Compensation: Habitat compensation – new pond of greater size and suitability for Water Voles than the one lost. Enhancement: The enhancement of existing waterbodies as set out above will also benefit Water Vole.	Slight Negative

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
	Great Crested Newts	Relocation under Natural England Mitigation Licence or District Level Licensing (DLL) Scheme Ecological Mitigation and Enhancements Plan CEMP Habitat Creation.	<p>Mitigation: Protection of Great Crested Newts in terrestrial habitat within 250m of waterbodies where present – relocation exercise under Natural England mitigation licence, or join District Level Licensing scheme (both informed by update surveys). Construction safeguards to protect retained habitats. Habitat compensation if required (not necessary if development joins DLL scheme). Produce Ecological Mitigation and Enhancements Plan secured via planning condition.</p> <p>Compensation: Habitat creation and/or enhancement to compensate for loss of terrestrial habitat.</p> <p>Enhancement: Targeted enhancements for amphibians e.g. hibernacula Habitat creation/enhancement over and above what is required for compensation.</p>	Neutral-Slight Positive
	Reptiles	Translocation CEMP Ecological Mitigation and Enhancement Plan	<p>Mitigation: Displacement or translocation exercise as appropriate, likely on a plot-by-plot basis as development comes forward over a number of years. Construction safeguards to protect retained habitats. Produce Ecological Mitigation and Enhancements Plan secured via condition.</p> <p>Compensation: Habitat creation and/or enhancement to compensate for habitat losses.</p> <p>Enhancement: Targeted enhancements for reptiles e.g. hibernacula Habitat creation/enhancement over and above what is required for compensation.</p>	Neutral-Slight Positive
	Breeding Birds on-site (off-site breeding birds along with wintering and	Ecological Mitigation and Enhancement Plan	<p>Mitigation: Avoid vegetation removal during breeding season (Mar-Aug) or carry out nesting bird checks. Produce Ecological Mitigation and Enhancements Plan secured via condition.</p>	Neutral-Slight Positive

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
	passage birds are covered as part of the Medway Estuary and Marshes SPA/Ramsar/SSSI above)		Enhancement: Habitat creation and enhancement would provide benefits Targeted enhancements e.g. bird boxes.	
	Invertebrates	Ecological Mitigation and Enhancement Plan.	Compensation: Delivery of compensatory habitat (OMH and semi-improved grassland) for entire operational Development prior to any impacts occurring at construction. Compensatory habitat to be greater than those lost. Produce Ecological Mitigation and Enhancements Plan secured via condition. Enhancement: Enhancements targeted to invertebrates e.g. log piles.	Neutral-Slight Positive
Completed Development	Medway Estuary and Marshes SPA/Ramsar/SSSI	Lighting Design Landscaping Scheme.	Mitigation: Sensitive lighting design secured via condition. Sensitive landscaping scheme in green infrastructure along southern boundary and around terminus of Damhead Creek secured via condition.	Negligible
	Medway Estuary MCZ	Drainage Strategy.	Mitigation: Implementation of drainage strategy, wastewater treatment and operational procedures in relation to drainage and water quality.	Negligible
	OMH	Landscape and Ecology Management Plan (LEMP).	Mitigation: Long-term management secured via planning condition for a LEMP. Compensation: Compensation for permanent habitat losses – create new OMH and enhance retained OMH prior to any habitat loss. Enhancement: Green roofs and green walls on a proportion of ancillary buildings.	Neutral-Slight Positive

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
	Woodland and Other Trees	Landscape and Ecology Management Plan (LEMP).	Mitigation: Long-term management secured via planning condition for a LEMP Compensation: Compensation for permanent losses of trees – new native planting.	Slight Positive
	Semi-Improved Grassland	LEMP.	Mitigation: Long-term management secured via planning condition for a LEMP Compensation: Compensation for permanent losses of grassland – habitat creation and enhancement.	Neutral-Slight Positive
	Waterbodies	Creation of new pond LEMP.	Mitigation: Long-term management secured via planning condition for a LEMP Compensation: Compensation for permanent loss of pond P17 – creation of new pond of larger size and better quality prior to loss if possible.	Moderate Positive
	Intertidal Mud/Sand and Shingles/Cobbles	Drainage Strategy.	Mitigation: Implementation of drainage strategy, wastewater treatment and operational procedures in relation to drainage and water quality.	Negligible
	Roosting Bats	Sensitive Lighting Design Bat boxes as an enhancement.	Mitigation: Sensitive lighting design at the detailed design stage secured via planning condition. Enhancement: Bat boxes.	Slight Positive
	Commuting and Foraging Bats	Sensitive Lighting Design LEMP Habitat creation/enhancements.	Mitigation: Sensitive lighting design at the detailed design stage secured via planning condition. Appropriate long-term habitat management regime secured via condition (e.g. LEMP).	Slight Positive

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
			<p>Enhancement: Habitat creation and enhancements will deliver a benefit.</p>	
	Badger	<p>Sensitive Lighting Design LEMP Habitat creation and enhancement.</p>	<p>Mitigation: Sensitive lighting design secured via condition. Appropriate long-term habitat management regime secured via planning condition (e.g. LEMP) Enhancement: Habitat creation and enhancements will deliver a benefit.</p>	Neutral
	Water Vole	<p>LEMP Habitat creation/enhancements.</p>	<p>Mitigation: Appropriate long-term habitat management regime secured via condition (e.g. LEMP).</p> <p>Compensation: New habitat to compensate for permanent loss of pond P17.</p> <p>Enhancement: Habitat creation and enhancement to improve linkages of suitable habitat around the Site will benefit Water Vole.</p>	Moderate Positive
	Great Crested Newts	<p>LEMP Habitat creation/enhancements.</p>	<p>Mitigation: Appropriate long-term habitat management regime secured via condition (e.g. LEMP).</p> <p>Compensation: Habitat creation/enhancement to compensate for permanent loss of proportion of terrestrial habitat around waterbodies.</p> <p>Enhancement: Targeted enhancement e.g. hibernacula.</p>	Neutral-Slight Positive
	Reptiles	<p>LEMP Habitat creation/enhancements.</p>	<p>Mitigation: Appropriate long-term habitat management regime secured via condition (e.g. LEMP).</p> <p>Compensation: Habitat creation/enhancements to compensate for permanent habitat losses.</p>	Slight Positive

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
			<p>Enhancement: Creation of new/more diverse habitat types will provide benefits (where over and above what is required for compensation) Targeted enhancements e.g. hibernacula.</p>	
	<p>Breeding Birds on-site (off-site breeding birds along with wintering and passage birds are covered as part of the Medway Estuary and Marshes SPA/Ramsar/SSSI above)</p>	<p>LEMP Habitat creation/enhancements.</p>	<p>Mitigation: Appropriate long-term habitat management regime secured via condition (e.g. LEMP).</p> <p>Enhancement: Creation of new/more diverse habitat types will provide benefits. Targeted enhancements e.g. bird boxes.</p>	<p>Neutral-Slight Positive</p>
	<p>Invertebrates</p>	<p>LEMP Habitat creation/enhancements.</p>	<p>Mitigation: Appropriate long-term habitat management regime secured via planning condition (e.g. LEMP).</p> <p>Compensation: Habitat creation/enhancement to compensate for permanent loss of 1.56ha of OMH and 0.4ha semi-improved grassland.</p> <p>Enhancement: Targeted enhancements e.g. log piles, green roofs and green walls on a proportion of ancillary buildings.</p>	<p>Slight Positive</p>
Water Resources & Flood Risk				
<p>Construction Phase</p>	<p>Impacts which may affect temporary (construction) flood</p>	<p>Temporary drainage mitigation techniques.</p>	<p>Construction mitigation measures will be incorporated into the CEMP, which will be secured by planning condition. The CEMP will be implemented to ensure good practice guidance is adhered to throughout the construction phase and to ensure that likely effects during the construction phase are mitigated as far as reasonably possible. The CEMP will specify pollution prevention / construction best practice methods as mitigation measures to be incorporated into the development design. The Applicant is responsible for ensuring that the mitigation and monitoring measures defined within the CEMP are implemented and complied with.</p>	<p>Minor Adverse</p>

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
	Impact on surrounding ecological areas	Temporary drainage mitigation techniques, dust suppression techniques and bunding of all construction areas and material storage areas.	Construction mitigation measures will be incorporated into the CEMP, which will be secured by planning condition. The CEMP will be implemented to ensure good practice guidance is adhered to throughout the construction phase and to ensure that likely effects during the construction phase are mitigated as far as reasonably possible. The CEMP will specify pollution prevention / construction best practice methods as mitigation measures to be incorporated into the development design.	Minor Adverse
	Impact on surface water resources	Temporary drainage mitigation techniques including bunding of all construction areas and material storage areas.	Construction mitigation measures outlined below will be incorporated into CEMP, which will be secured by planning condition. The CEMP will be implemented to ensure good practice guidance is adhered to throughout the construction phase and to ensure that likely effects during the construction phase are mitigated as far as reasonably possible. The CEMP will specify pollution prevention / construction best practice methods as mitigation measures to be incorporated into the development design.	Minor Adverse
	Impacts on Groundwater	Piling and foundation excavation areas will be isolated from surface water until completed. If groundwater is encountered during excavation, appropriate dewatering methods will be considered.	Construction mitigation measures will be incorporated into the CEMP, which will be secured by planning condition. The CEMP will be implemented to ensure good practice guidance is adhered to throughout the construction phase and to ensure that likely effects during the construction phase are mitigated as far as reasonably possible. The CEMP will specify pollution prevention / construction best practice methods as mitigation measures to be incorporated into the development design.	Minor Adverse
	Impacts on wastewater generation on surface water and ecologically designated sites	Temporary / construction drainage systems.	Construction mitigation measures will be incorporated into the CEMP, which will be secured by planning condition. The CEMP will be implemented to ensure good practice guidance is adhered to throughout the construction phase and to ensure that likely effects during the construction phase are mitigated as far as reasonably possible. The CEMP will specify pollution prevention / construction best practice methods as mitigation measures to be incorporated into the development design.	Minor Adverse
	Impacts on existing on-site drainage networks	Assessment of potential construction areas in relation to the existing drainage systems and construction methods (dust	Construction mitigation measures will be incorporated into the CEMP, which will be secured by planning condition. The CEMP will be implemented to ensure good practice guidance is adhered to throughout the construction phase and to ensure that likely effects during the construction phase are mitigated	Minor Adverse

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
		suppression) which will reduce blockages.	as far as reasonably possible. The CEMP will specify pollution prevention / construction best practice methods as mitigation measures to be incorporated into the development design.	
Completed Development	Impact of operation on flood risk	Outline surface water drainage strategy and operational management techniques (maintenance schedule etc).	<p>Future defences works are considered as a mitigation measure. With respect to funding, the Partnership Funding score is low because the benefits associated with defence works are concentrated on commercial and industrial activities. Discussions with the industries around funding for the defences will be required before a capital scheme is taken forward.</p> <p>Any future occupier at the Site would liaise with and be registered on the EA Flood Warning System and implement on site management strategies to ensure that they can communicate flood warnings efficiently in order that the Site can be evacuated. The Applicant and all future occupiers at the Site would sign up to the EA's Flood Warning System.</p> <p>The Applicant has proposed that a new flood defence will be constructed along the western boundary of Parcel 1, which will tie into the existing defences.</p>	Minor Adverse
	Impact of operation on on-site drainage	Operational management techniques (maintenance schedule etc.).	<p>Surface Water Drainage Conceptual Strategy to be secured by planning condition.</p> <p>At the reserved matters stage of the Development, the surface water conceptual strategy will include a maintenance and/or monitoring schedule and procedure of on-site drains and gullies to reduce the risk of blockage.</p>	Minor Adverse
	Impact of operation on surrounding water resources and ecological areas	Outline surface water drainage strategy and operational management techniques (maintenance schedule etc.).	<p>Surface Water Drainage Conceptual Strategy to be secured by planning condition.</p> <p>At the reserved matters stage of the Development, the surface water conceptual strategy will include a maintenance and/or monitoring schedule and procedure of on-site drains and gullies to reduce the risk of blockage.</p> <p>The incorporation of ecological enhancement features, settlement ponds and managed outflows, will provide an overall betterment to the current surface water management regime.</p>	Minor Adverse

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
	Impact of operational discharge of untreated wastewater to the surrounding environment	An on-site wastewater treatment facility or offsite connection to the local wastewater utility network and operational management systems. The type of wastewater treatment (on-site or off-site) will be determined at detailed design stage.	Type of wastewater treatment will be determined at the Reserved Matters stage.	Minor Adverse
Transport & Access				
Construction Phase	Effects on Severance	Construction Environment Management Plan	CEMP to be secured by planning condition. The Applicant is responsible for ensuring that the mitigation and monitoring measures defined within the CEMP are implemented and complied with.	Negligible
	Effects on Pedestrian Delay			Negligible
	Effects on Pedestrian Amenity, Fear & Intimidation			Negligible
	Effects on Accidents & Road Safety			Negligible
	Effects on Driver Delay			Negligible
Completed Development	Effects on Severance	Implementation of Travel Plan, Active Travel Links and Sustainable Distribution Plan. This will potentially include: site-wide Framework Travel Plan; Car-sharing Scheme; Cycle parking, washing, changing & storage facilities; Electric Vehicle charging points; cycle route along Eschol Road connecting existing cycle routes to the Site; active travel corridor through the Site, providing pedestrian and cycle access to each	Implementation of Travel Plan, Active Travel Links and Sustainable Distribution Plan to be secured by planning condition.	Minor Adverse
	Effects on Pedestrian Delay			Negligible
	Effects on Pedestrian Amenity, Fear & Intimidation			Negligible
	Effects on Accidents & Road Safety			Negligible
	Effects on Driver Delay			Minor Adverse

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
		building; enhancements to bus services and/or dedicated shuttle bus services; and sustainable distribution plan for larger vehicle movements associated with the Site Highways Infrastructure Funding	HIF measures or a package of alternative mitigation to be agreed (via s106, s278) with appropriate parties in the unlikely event that the HIF does not come forward.	
Air Quality				
Construction Phase	Dust and particulate matter generated during the construction phase	The adoption of best practice mitigation measures as recommended by the IAQM guidance to be included in a Dust Management Plan (DMP) to be secured by a planning condition.	DMP to be secured by planning condition. The Applicant is responsible for ensuring that the DMP is implemented and complied with.	Negligible
Completed Development	Impacts on Local Air Quality from emissions from road traffic generated by the operation of the Development and possible EfW Plant	Mitigation measures are proposed to reduce impact of traffic related emissions, including a Framework Travel Plan which will potentially include the following mitigation measures: •The provision of electric vehicle charging points (10% of parking spaces will be provide with electric charging points in link with the guidance provided in the Medway Council Air Quality Planning Guidance); •The promotion of a car share scheme and dedicated car share spaces; •The provision of a car club;	The Framework Travel Plan will be secured by planning condition.	In accordance with the Medway Council Guidance the impact is Medium Adverse at some roadside receptors and Low/ Imperceptible Adverse at receptors affected only by the possible EfW plant. In accordance with the EPUK & IAQM Guidance

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
		<ul style="list-style-type: none"> •The provision of cycle parking and changing and washing facilities; •The provision of a cycle route on Eschol Road and through the Site linking each building plot; and •The provision of a bus service including the diversion for existing services and staff shuttle services. 		<p>the impact at all receptors is Negligible.</p> <p>Insignificant impacts at ecological receptors.</p>
Climate Change				
Construction Phase	No mitigation measures are proposed as all effects are Negligible during the construction phase.			
Completed Development (Vulnerability of the Development to Climate Change)	Projected increase in annual precipitation	Flood defence improvements, designed with climate change effects in mind.	<p>Future defences works are considered as a mitigation measure. With respect to funding, the Partnership Funding score is low because the benefits associated with defence works are concentrated on commercial and industrial activities. Discussions with the industries around funding for the defences will be required before a capital scheme is taken forward.</p> <p>The Applicant has proposed that a new flood defence will be constructed along the western boundary of Parcel 1, which will tie into the existing defences.</p>	Negligible
Completed Development (Effects of the Development on Climate Change)	Vehicular Emissions	<p>Framework Travel Plan to promote sustainable travel. This will potentially include:</p> <ul style="list-style-type: none"> •The provision of electric vehicle charging points (10% of parking spaces will be provide with electric charging points in link with the guidance provided in the Medway Council Air Quality Planning Guidance); •The promotion of a car share scheme and dedicated car share spaces; •The provision of a car club; 	The Framework Travel Plan will be secured by planning condition.	With the implementation of mitigation measures, Minor Adverse to Negligible effects are expected locally and Negligible effects nationally.

Stage	Effect	Mitigation	How the Mitigation will be secured, implemented and monitored (if required)	Residual Significance
		<ul style="list-style-type: none"> •The provision of cycle parking and changing and washing facilities; •The provision of a cycle route on Eschol Road and through the Site linking each building plot; •The provision of a bus service including the diversion for existing services and staff shuttle services. 		

Interactive Effects

- 13.3 Regulation 4 (2) states that an ES must include a description of the aspects of the environment likely to be significantly affected by the Development and the interrelationship between these effects. There is no published methodology for determining the significance of interactive or synergistic effects. Combining effects with respect to one environmental discipline with another has to be qualitative and is necessarily based on judgment. Therefore, a matrix system has been used to indicate where such effects would likely occur for the construction and operational phases, highlighting where effects occur to a common receptor. The findings of this exercise are set out in Table 13.2 below.

Table 13.2: Interactive Effects

Effect	Local Population	Users of the Local Road Network	Air Quality
Construction Phase			
Views of vehicles and machinery being used during the demolition and construction period	*	*	
Construction Dust	*		*
Creation of Construction employment	*		
Operational Phase			
Views of the Development	*	*	

*indicates where an effect may occur.

- 13.4 Table 13.2 shows that during the construction phase, the local population may experience interactive adverse effects in relation to views of construction works, disruption to the local road network and construction noise. Simultaneously, beneficial effects are likely to arise from employment opportunities for construction workers and those in employment associated with the supply chain will occur in the local areas.
- 13.5 During operation, the local population will benefit from opportunities for employment. However, adverse effects would be associated with altered landscape views.

Conclusion

- 13.6 Without the Development of the Site, it is assumed that the Site would remain as a predominantly brownfield site unless another planning application was approved and implemented. None of the beneficial and adverse effects identified within Table 13.2 would arise. The Development has been subject to an iterative design process. As this process progressed, measures were incorporated into the Development in order to avoid, reduce or offset significant environmental effects. This is particularly the case with regards to the Development's effects on biodiversity effects and its effects on the water environment. Further mitigation measures have been proposed, to be secured via planning conditions or development contributions, as set out in Table 13.1, along with the residual effects of the Development following mitigation.