ENVIRONMENTAL STATEMENT

VOLUME 1

NON-TECHNICAL SUMMARY

LAND AT HARTNOLLS FARM,

TIVERTON

PREPARED FOR

WADDETON PARK LIMITED

OCTOBER 2022

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1.0 Introduction

Overview

EIA Process

1.1 The Planning Practice Guidance (PPG) provides guidance on EIA procedures and the preparation of ES.

Screening and Scoping

1.2 Prior to the preparation of this ES the applicant sought an EIA Screening/Scoping both an EIA Screening Matrix and Scoping Opinion has been provided by Mid Devon District Council (dated 15th October 2021) under Regulation 15 of the EIA Regulations.

1.3 A copy of both the Screening Matrix and Scoping Opinion is provided at Volume 3, Technical Appendix 1.1

1.4 In preparing this ES reference has been made to the PPG and in particular section 6 'Preparing an Environmental Statement' where it states that:

> *"The opinion should be proportionate, tailored to the specific characteristics of the development and the main environmental features likely to be significantly affected."* Paragraph: 036 Reference ID: 4-036-20170728
>
> and;
>
> *"Requests for further information should be limited to the "main" or "significant" environmental effects to which a development is likely*

> *to give rise and must be on relevant matters and directly relevant to reaching a reasoned conclusion on the significant effects of the proposed development on the environment (regulation 26)."* Paragraph: 047 Reference ID: 4-047-20170728

1.5 The discrepancy of scope between the applicant's assessment of scope, and that of the LPA, should be noted. The applicant has sought to respond, as best as they are able, to the opinion of the LPA but, due to the restricted scope of the application (i.e. its' outline nature) it's simply not possible to provide a fulsome assessment across the full scope of environmental components sought by the LPA. We consider the Council's opinion on scope to not accord with section 6 of the NPPG.

Format

1.6 This ES comprises three volumes. This document (Volume 2) provides the main body of the ES. It explains the baseline conditions for the application site, the method statement for the assessment, and the findings of the assessment. It should be read in conjunction with the accompanying Technical Appendices that are set out in Volume 3.

1.7 The EIA Regulations also require a Non-Technical Summary (NTS) of the ES. The NTS forms Volume 1 of this ES. It explains in brief the main components and findings of the ES for the benefit of those unfamiliar with the EIA process.

2.0 Site Description

2.1 The site is located approximately 1.2km to the east of Tiverton and approximately 1.0km to the west of Halberton.

2.2 The site comprises approximately 12.36ha of pastoral land that wraps around the existing Hartnoll Business Centre (HBC), and is bordered by Post Hill to the north and Manley Lane to the west. A copy of the site location plan is provided at Technical Appendix 1.2.

2.3 The site consists of a number of irregular large pastoral fields with generally well-defined hedgerow boundaries including occasional hedgerow trees. At the lowest point of the site, along the southern edge, is the Ailsa Brook, which forms a defensible boundary to the site before further open agricultural land to the south rising up to the Country Park of the Grand Western Canal.

2.4 The site abuts the eastern boundary of the Tiverton Eastern Urban Extension (EUE) area.

2.5 Some 250 metres to the east of the site is an anaerobic digestion (AD) plant within the same ownership as HBC.

2.6 The site is not subject to any international or national designations. The site is located in proximity to the Tidcombe Fen SSSI.

2.7 The site is predominantly located within flood zone 1, aside from a very small area towards the southwest corner of the site which is within flood zone 2, associated with Ailsa Brook.

2.8 Tiverton is the largest settlement in Mid Devon District (with a population of approximately 38,000) providing a broad range of services, facilities and employment. Halberton is a sizeable village (with a population of

approximately 900) with a primary school, local shop, farm shop and public houses.

2.9 Specifically, the following services and facilities are provided within 5 km of the site:

- Hospital;
- Schools;
- Supermarkets;
- Doctors Surgeries;
- Pharmacies;
- Dentists;
- Opticians;
- Library;
- Fire Station;
- Police Station;
- Recreation Grounds/Parks; and
- A large number of local shops and public houses.

2.10 The A361, which is easily accessible from the site, is an important road on the strategic highway network providing access to North Devon, the M5 and beyond. The closest bus stops to the site are located along Post Hill, approximately 200m west of the existing Hartnoll Business Centre access. In terms of rail connections, Tiverton Parkway station is served by half hourly services to London Paddington via Taunton and Reading, and to Penzance via Exeter St Davids. The journey time to Exeter is approximately 15 minutes. The station is also served by hourly services to Bristol Temple Meads, Cardiff and Birmingham to name a few.

3.0 Proposed Development

3.1 The proposed development is an outline application, with all matters except means of access reserved for future consideration. The description of development is as follows:

> *Phased outline application for the extension to the existing business park for up to 3.9ha of employment land and up to 150 residential dwellings with associated open space and infrastructure (with means of access to be determined only).*

3.2 The Illustrative Framework Plan (together with other documentation submitted as part of this outline application) shows how this mixed use development can be delivered in an acceptable manner at the site. A copy of the Illustrative Framework Plan is provided at Technical Appendix 1.3. The proposal shown on the plan has been designed through a thorough understanding of the site (characteristics and features) and was informed by the findings of a range of baseline work. The proposals have therefore been designed to sure that any adverse impacts are avoided or minimised.

3.3 In terms of the proposed land uses and quantity of development, the following is proposed:

- Up to 3.9ha of employment use (Use Class E)
- Up to 150 residential dwellings (Use Class C3)
- Public open space (including informal amenity space, children's play)

4.0 Consideration of Alternatives and Scheme Evolution

4.1 The proposed development is to expand the current business park, predominantly in a southerly direction, and to meet the energy needs of the whole park (including migration of the existing business park) via a low carbon supply. The investment in low carbon future needs would be enabled by an element of residential infill between the business park and the current edge of the allocated Tiverton eastern extension.

4.2 Before the current development was advanced to the application stage, consideration was given to an alternative mix of uses at the site (including greater areas for both employment and residential development, a local centre, primary school and public open space) across a larger area of land, and was promoted for development to the Council through the Local Plan process.

4.3 After further analysis, the decision was taken to omit part of the land to the south and east of the existing business park and to move towards the scheme now proposed, which relates to land situated between the existing business park and allocated land forming the Tiverton Urban Extension (TUE).

4.4 The applicants have undertaken a range of further technical and specialist studies to inform the preparation of more detailed proposals for the site. This process has allowed the environmental constraints and opportunities at the site to be understood. The outcome of this next stage in the evolution of the proposals has been the preparation of an illustrative masterplan.

5.0 Socio Economic Effects

5.1 An assessment of the likely significant direct and indirect socio economic impacts of the development on the local/countywide community and economy has been undertaken.

5.2 The assessment undertaken establishes the socio economic 'baseline' conditions of the study area before considering the impact or change resulting from the proposed development on this existing or 'baseline' condition. The assessment considers methods, where necessary, of mitigating adverse impacts identified before providing details of the residual impacts. All impacts are determined in a qualitative manner using professional judgement.

5.3 The assessment detailed in this chapter has focused on the following key socio economic factors:

- Employment creation during the construction and operational phases
- Housing provision/increased population and associated factors including provision of social infrastructure –education, healthcare community facilities
- Health and wellbeing matters associated with provision of open space and sports provision
- Increased local expenditure associated with the construction and operational phases

5.4 The proposal will contribute towards low carbon/climate change objectives via the use of AD plant to generate electricity and provide surplus heat to the proposed business park.

5.5 All of the socio economic impacts associated with the proposed development have been assessed as being beneficial. On this basis they do not require mitigation.

6.0 Arboricultural Impacts

6.1 The application is made in outline, with details of landscaping reserved for future determination. Having regard to the restricted scope of this proposal it is simply not possible to be entirely specific about the impact of the proposal.

6.2 The illustrative layout provided to support the application demonstrates that there will be significant areas of new planting that will increase tree cover, to a significant extent, over and above existing baseline conditions.

6.3 The areas proposed for development are currently in agricultural use and there are no significant trees located within the fields themselves. The only trees of note are located within the hedgerows and they are, in the main, proposed to be maintained. Therefore the impact of the proposal on baseline conditions will be negligible.

6.4 It is clear that subject to the imposition of suitable conditions there will be a net gain in arboricultural conditions at the site.

7.0 Ecology and Biodiversity

7.1 Engain was commissioned by Waddeton Park Ltd to carry out an ecological survey of a proposed development site known as Hartnoll's Farm near Tiverton in Devon. Engain has surveyed this site extensively in the past, and the purpose of this latest survey was to verify the key findings of previous surveys and undertake targeted protected species surveys in the context of a new development plan which covers a much smaller area than has previously been considered.

7.2 The scope of the appraisal was based on the Guidelines for Preliminary Ecological Appraisal, published in 2012 by the Chartered Institute of Ecology and Environmental Management (CIEEM). This included a desk study to identify any notable or protected sites, habitats or species on or near to the site, a field survey to map and describe the habitats of the site, and an assessment of the site's potential to support any notable or protected species.

7.3 The verification survey and updated protected species surveys has confirmed that the conclusion of the original surveys which covered a much larger area remain valid and are sufficient to inform the design process and the assessment of this proposal.

Ecological Value

7.4 The majority of the site is currently occupied by habitats of low ecological value, and measures have been suggested to ensure that as a result of the development the landscaping and green spaces will provided enhanced opportunities for wildlife in comparison to those already provided by these habitats.

8.0 Archaeology and Cultural Heritage

8.1 Known and potential archaeological remains identified within the site comprise:

- Buried remains of a Neolithic ring ditch (of potentially moderate-high heritage significance)
- Buried remains of former cultivation activity and field boundaries (of, at most, low heritage significance); and
- Hedgerows/hedge banks bordering and running within the Site (heritage
- assets of low heritage significance)

8.2 The available evidence presented in this heritage assessment does not indicate the presence of archaeological remains which would preclude development of the site.

8.3 A staged approach to further archaeological survey is recommended. Firstly this would appropriately comprise a geophysical survey of the whole site, which will provide further evidence for any further below-ground remains. If potentially significant remains are identified, then the use of other techniques (such as evaluation trial trenches) may be useful in gaining additional information. The results of such staged investigation may then provide proportionate information to inform determination of the application, and any further updates to design and proposed mitigation measures.

8.4 The assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential

non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed in order to inform the developing designs of the proposals.

9.0 Transport and Accessibility

9.1 An assessment has been undertaken of the likely impacts of the proposed development in relation to traffic and accessibility matters during the construction phase and once completed and operational.

9.2 With regards to the accessibility of the development and the minimal impact to the existing operation of the local road network, it is concluded that the proposed development is considered acceptable on transport grounds, in line with NPPF, on the basis that:

i. appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
ii. safe and suitable access to the site can be achieved for all users; and
iii. any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

9.3 There would be no unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe.

10.0 Flood Risk and Drainage

10.1 The development site area is currently in agricultural use.

10.2 An area of FZ2 is located on the western boundary. No buildings are proposed in this area.

10.3 Areas of surface water flood risk run through the site centred on the existing ditches, winterbournes, and hedge banks. These areas will not be developed and will remain as ecological corridors and flow routes through which the canal can discharge excess flows when required. Mitigation measures are proposed to reduce any flood risk from a canal breach or minor overtopping.

10.4 The site surface water runoff from the proposed development will drain via wetland ponds and the discharge rates to the Alsa Brook will be maintained as close as possible to existing Greenfield rates.

10.5 The Architects conceptual layout plan includes large areas of public open space and these areas provide suitable locations to include swales and surface water attenuation ponds or basins. There is no reason why this site cannot be developed based on the assessment of existing and potential flood risk.

11.0 Air Quality

11.1 Due to exceedances of the national air quality objectives for nitrogen dioxide (NO2) Mid Devon District Council (MDDC) has declared a number of Air Quality Management Areas (AQMAs) within the district. None of these are located in Tiverton and currently air quality within the town and surrounding area is meeting the relevant air quality objective limits. However, in accordance with the Mid Devon Local Plan1 Policy DM3, any development proposals that are expected to give rise to a significant increase in vehicle movements must be accompanied by a Traffic Pollution Assessment and Low Emission Assessment.

11.2 This report addresses the impact of the proposed development on local air quality in the vicinity of the Site. Potential sources of emissions are identified and assessed in the context of existing air quality and emission sources and the nature and location of receptors.

11.3 The IAQM assessment methodology recommends that significance criteria are only assigned to the identified risk of dust impacts occurring from a construction activity following the application of appropriate mitigation measures. For almost all construction activities, the application of effective mitigation should prevent any significant effects occurring to sensitive receptors and therefore the residual effects will normally be negligible.

12.0 Ground Conditions and Contamination

12.1 Geo Consulting Engineering Ltd (GCEL) has previously undertaken a Phase 1 Desk Study of the proposed site, report reference GCE00528/R1 February 2015. The Landmark historic Ordnance Survey map information from this Phase 1 desk study report has been used within this report, along with an updated Landmark Envirocheck Database report.

12.2 The historic data review indicates that the site has been in agricultural use since the first available mapping of 1888. A pond is shown to be present on-site on the north boundary of Field G on all the historic maps and was seen during the walkover survey. Several small enclosed areas (possible small ponds) on the east boundary of Field B, south corner of Field C and in the north-west corner of Field E and a former stream channel in Field G were marked on the historic maps and further investigation will be required in these areas to determine the depth and lateral extent if present: Two possible small infilled ponds were located east and north-east of the east boundary of Field E.

12.3 An historic landfill is located 284m south of the site at the infilled railway cutting.

12.4 The British Geological Survey mapping indicates the site is underlain by Permian Tidcombe Sand Member, with a cover of Quaternary Colluvium mapped overlying the bedrock in the lower parts of the site.

12.5 The intrusive investigation comprised: trial pitting, large scale infiltration testing, dynamic sampling boreholes, installation of ground gas and groundwater monitoring wells, groundwater and ground gas monitoring, chemical analysis of soils and geotechnical analysis of soils.

12.6 Ground conditions encountered within the exploratory holes typically comprised a cover of topsoil, localised Made Ground, Colluvium and/ or Head soils over weathered Tidcombe Sand Member comprising medium

dense, dense red brown silty sand/ sandy silt and silty clay, with depth including lithorelics of siltstone and sandstone, which in places was seen to be underlain by weathered sandstone.

12.7 Groundwater and ground gas monitoring wells were installed in DS1 to DS6 and drive-in piezometers were installed adjacent to TP1 to TP4. The groundwater monitoring completed to date has shown measured groundwater levels ranging from 0.89m to 2.47mbgl, with some of the wells recorded as dry.

12.8 A slightly elevated level of Dibenz(a,h)Anthracene was recorded at 0.40mg/kg in DS4 at 0.50m; the S4UL is 0.24mg/kg for 1%SOM. This sample comprises Made Ground and was located towards the base of the slope adjacent the Hartnoll Farm complex. Further investigation and testing in this area are recommended once development details are known.

12.9 Twelve groundwater and ground gas monitoring visits are scheduled to be undertaken and when these are completed the results should be assessed along with a. subsequent risk assessment of ground gas. Additional ground gas and groundwater monitoring wells should be installed in areas where historic ponds were potentially located as seen on the historic Ordnance Survey maps on the east boundary of Field B, south corner of Field C, in the north-west corner of Field E and potentially infilled stream course in Field G.

12.10 Geotechnical analysis has identified the fine-grained soils on site to be of medium volume change potential.

12.11 Limited ground investigation has been undertaken to date and further investigation will be required prior to designing proposed foundations. Preliminary information indicates trench fill foundations bearing in the Head across much of the site. Locally areas have been identified where greater thicknesses of soft ground are present; see Section 8 for further detail.

12.12 Large scale infiltration testing has been carried out in four locations. One test was carried out at all locations, with none of the tests successfully draining to 25% effective depth in 24hours.

12.13 Buried concrete can be designed in accordance with design sulphate class DS-1 ACEC class AC-1 of BRE Special Digest 1(2005), assuming mobile groundwater is present.

13.0 Landscape and Visual Impact

13.1 The landscape and visual appraisal defined the likely landscape impacts of the scheme on the existing attributes of the site and the potential visual impacts on the various receptors identified by the baseline assessment. This lead to the identification of key design considerations, which in turn informed the establishment of the guiding principles for the scheme. Mitigation measures were then incorporated into the proposals to reduce the significance of the residual impacts and to maximise opportunities for enhancements and beneficial impacts.

13.2 The assessment of the potential landscape and visual impacts has been carried out with reference to the guiding principles identified in the County and Mid Devon Landscape Character Assessments and the adopted Masterplan SPD for the Tiverton EUE. Following the establishment of the mitigation measures, it is concluded that the proposals would not result in any significant residual impacts.

13.3 The 'landscape-led' approach to the proposals has therefore allowed opportunities to maintain and reinforce local character by the retention and enhancement of the existing landscape pattern within the application site to be maximised. While it is acknowledged that the proposals will inevitably introduce a substantial amount of built development into the landscape, the design of the proposals and the character of the receiving environment mean that the development will not be unduly conspicuous in the landscape and will not result in significant impacts to the character of the rest of the Lowland Plain character area.

13.4 It is anticipated that all the new and existing landscape features within the site would benefit from an agreed programme of management, which would help to secure their long term viability within the landscape and enhance bio-diversity along existing and new wildlife corridors across the site.

13.5 The landscape east of Tiverton is undergoing notable change as a result of planning applications relating to EUE Part A being approved and constructed. This change is set to continue as further planning applications related to the EUE allocation are bought forward and then constructed, to be followed by proposals within EUE Part B. As a result of proposals associated with the EUE, the existing agricultural fields closest to the existing edge of Tiverton are being removed and replaced with land uses more typical of a suburban or peri-urban landscape.

13.6 While currently the rural character of the site and its immediate surroundings is fairly strong and intact, with only distant views of existing built form within Tiverton, this will change as a result of the EUE. Development of residential and employment land uses on the site assessed by this report, would further extend the land uses and character of the emerging proposals within the EUE, and would contribute to an extension of a residential and suburban land use and character, contributing to a change in the existing local landscape character.

13.7 Existing views across the site will be altered by both the proposals within the Hartnoll Farm site, and by proposals within EUE. Although there are few nearby residential receptors, those that there are, on the south eastern edge of Post Hill, and scatted along Manley Lane and Crown Lane, will experience close range views of a new landscape.

13.8 Recreational receptors using the Great Western Canal Towpath to the south of the Site will also experience views of both the development proposed at Hartnoll Farm, and within the EUE. The introduction of employment and residential land use to the view will not in itself be a completely new feature, but the proposals will occupy a larger percentage of views and be more prominent. Although the proposed development would become a new feature of some local views, and alongside the proposals of EUE, will alter the existing landscape character, the scheme has been developed to ensure that key landscape features are retained, to ensure some continuity to landscape character and baseline views.

13.9 The proposals will ensure that the proposed development, while visible as a new landscape feature, will be well integrated to the existing landscape character, and will not appear out of place. While this LVA concludes that the proposals will result in a change to the landscape character and views experienced by sensitive receptors, assuming careful detailed design of the exact orientation, height, materials and colour of the proposed development, and installation of a well-designed and managed landscape framework, the overall effect could be neutral

14.0 Noise and Vibration

14.1 Traffic noise, from Post Hill represents a low risk of adversely effecting future residents and employing all the elements of good acoustic design at detailed design stage will ensure that good Standards will be achieved.

14.2 There is comparatively little noise coming from the existing Business Park, other than the noise created by infrequent delivery vehicles. Noise from fixed plant was not found to be of significance and no ground borne vibration was observed.

14.3 The Detailed Design of the development will need to consider increasing the height of the bunding around the western boundary of the business park, the inclusion of a substantial green buffer strip, placing residential access roads alongside this buffer strip to maximize separation distances between the employment land and the new housing.

14.4 Sound monitoring has been carried out at four locations on the site, one right by Post Hill (road) and three along the western boundary of the existing Hartnoll Business Park.

14.5 The survey has shown that noise from traffic passing on Post Hill currently presents a negligible to low risk of adverse impacting future residents, however the good acoustic design exercise set out in ProPG should be followed for the northern portion of the site.

14.6 This report sets out the elements, that should be considered, in the detailed design of the site to reduce and minimise commercial noise, such as increasing the bunding, using the width of the buffer zone and placing internal roads along the boundary to provide a good physical separation between the new houses and the business park.

15.0 Waste Management

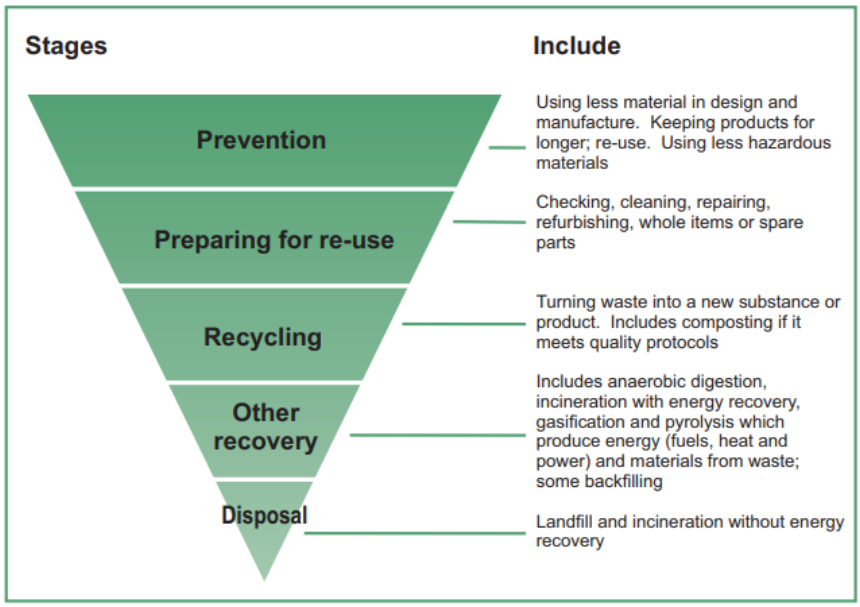
15.1 This chapter assess the effect of the proposed scheme on waste production and management. In particular, it considers the potential effects of waste generation from the construction phase.

15.2 Surplus material and waste may occur where material supply exceeds on-site demand. Surplus materials and waste could arise from existing site materials e.g. excavation of materials from earthworks, which cannot be used in the proposed scheme, or from materials that are brought to site but are not fully utilised for their original purpose, which can result in waste through damage, off-cuts and surplus products.

15.3 The National Planning Policy Framework (NPPF, 2021) does not provide specific guidance on planning policy relating to waste and states that "the Framework should be read in conjunction with the Government's planning policy for waste" (paragraph 4)

15.4 The waste hierarchy (shown in figure 13.1 below) sets out a priority order to be applied to waste management legislation and policy to encourage waste management options that deliver the best overall environmental outcome. The levels of the waste hierarchy in descending order of preference are: prevention, preparation for reuse, recycling, other recovery and disposal.

Figure 13.1 – Waste Hierarchy



15.5 The waste hierarchy has been implemented in England and Wales by the Waste (England and Wales) Regulations 2011 (as amended). These regulations require that an establishment or undertaking that imports, produces, collects, transports, recovers or disposes of waste must take reasonable steps to apply the waste hierarchy when waste is transferred or disposed of.

15.6 This assessment has been carried out as a desk-based study, involving a review of applicable guidance and the quantification, where practicable, of estimated materials consumption and solid waste generation. It is concluded that no significant environmental effects will arise.

16.0 Utilities

Sewerage

16.1 It is proposed to serve the development via a connection to the mains sewer. SWW records show public foul (or combined) sewers running parallel to Post Hill. It is proposed to connect to this sewer. SWW have a legal duty to accept the connection and, if necessary, to carry out any improvements to the existing system that the connection necessitates.

Water Supply

16.2 A mains water supply is available (again running parallel to Post Hill) and will be provided via an extension of the existing mains supply in the locality.

Gas

16.3 There are gas service pipes in the existing residential area. There is an Intermediate and Low Pressure system locally. Gas supply for the proposed new employment floorspace will be via an extension of the existing mains provision.

Electricity

16.4 Western Power Distribution records show underground and over ground cables of various voltages High and Low in the area. The residential development is proposed to be served via an extension of the existing main supply whilst the new employment area will be supplied via a new underground pipeline connection to the existing Anerobic Digester that is located on adjacent land.

16.5 Surplus heat from the AD plant will be piped to serve the new employment area.

Telecommunications

16.6 British Telecommunications records show overhead and underground cables within the area. No capacity issues serving the development proposal have been identified.

17.0 Cumulative Effects

17.1 The schemes included (unless specifically stated otherwise in a technical chapter) for the assessment of cumulative effects are identified in Chapter 2, Table 1.1.

17.2 In relation to cumulative effects, this ES contains an assessment of two types of effect:

- The combination of individual effects (e.g. noise, dust, traffic, visual) from the development on a particular receptor; and
- Effects from several developments, which individually might be insignificant, but when considered together would create a significant cumulative effect.

17.3 The first type of cumulative effects are dealt with solely in this Chapter. In terms of second type of effects these are dealt within each of the technical chapters (Chapters 3 to 14).

17.4 The receptors which are expected to experience an impact that is created by way of a combination of individual effects from the proposed development are existing residential properties/premises that are within close proximity of the site (within 1km).

Construction

17.5 During the construction phase it is predicted that these receptors will be exposed to a range of individual impacts from noise, dust, visual impacts and construction traffic. As a result it is expected that the receptors would experience a temporary adverse cumulative effect during the construction phase.

17.6 Mitigation in response to this includes the agreement and implementation of a CEMP and adherence to best/good practice in terms of construction

methods, to ensure impacts are effectively controlled and reduced. In terms of noise and vibration effects these can be adequately mitigated against using Best Practical Means, as defined in section 72 of the Control of Pollution Act and also by following the general principles of BS5228:1990. With regard to dust and air quality effects, best practice measures based on Building Research Establishment (BRE) guidance and other bodies must be used to mitigate any impacts.

17.7 Once operational it is predicted that the local receptors will be subject to a cumulative impact that relates to a range of individual impacts that include increased traffic, emissions, and visual and landscape impact.

17.8 The mitigation identified in relation to these impacts within each of the topic chapters will help reduce the cumulative effect on these local receptors.