UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT

Former Kempston Hardwick Brickworks and adjoining land, Bedford

Mitigation Route Map

Report reference: 6.14.0

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Date: June 2025

CONTENTS

TABLES

20. MITIGATION AND COMMITMENTS ROUTE MAP

20.1. INTRODUCTION

20.1.1. This document sets out the mitigation measures and commitments for the Proposed Development identified in the **Environmental Statement Chapters (Part 2), Environmental Statement Figures (Part 3),** and **Environmental Statement Appendices (Part 4)** and identifies the means by which the measures and commitments will be secured.

20.2. GUIDE TO USING THE ROUTE MAP

20.2.1. The first column provides a unique reference number for each item included in the route map. Reference numbers that end ".C" signify that the item is relevant to the Construction Phase. Reference numbers that end ".O" signify that the item is relevant to the Operational Phase.

20.2.2. The second column describes the proposed mitigation measure or commitment from the Environmental Statement ("ES") (Parts 2,3 or 4) or Other Documents (Part 6).

20.2.3. The third column identifies the location within the ES (Parts 2, 3 or 4) or Other Documents (Part 6) that the measure or commitment is located.

20.2.4. Column 4 is subdivided into four columns representing each of the Zones of the Proposed Development (Core, Lake, East Gateway and West Gateway) and indicates whether or not the mitigation measure or commitment is relevant to the respective Zone.

20.2.5. Column 5 states the strategy or plan in which the mitigation measure or commitment is described or defined.

20.2.6. Column 6 states the approved or controlling document that secures the measure, and where relevant, identifies the specific location within that document that the measure or control is secured.

Table 20-1 – Construction Phase Mitigation and Commitments from Chapter 2: Description of the Proposed Development

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and/or Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
THE ENVIRONMENTAL STATEMENT								
CHAPTER 2: DESCRIPTION OF THE PROPOSED DEVELOPMENT: Construction Phase								
2.1.C	Areas of construction will be secured (for security and public safety) via suitable fencing for construction of temporary works during the Primary Phase. Details will be specified by the Principal Contractor(s) in a detailed CEMP that will be submitted for approval prior to works starting on-Site.	Part Two- ES Chapters, Chapter 2: Description of the Proposed Development, Section 2.8.7	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.3	Proposed Condition 5
2.2.C	The following hours will be adhered to during the construction of the Proposed Development: ▪ 07:00 – 19:00 (Monday to Friday); ▪ 07:00 – 13:00 (Saturday); and ▪ No Sunday, Bank Holiday or Public Holiday working unless by prior approval for specific works.	Part Two- ES Chapters, Chapter 2: Description of the Proposed Development, Section 2.8.8 and Part Four - ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Table 12-2	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.4	Proposed Condition 5
2.3.C	The first hour of any working day (07:00 – 08:00) is to consist of mobilisation works to include, but not be limited to, deliveries, movement to place of work, unloading, maintenance and general preparation works	Part Two- ES Chapters, Chapter 2: Description of the Proposed Development, Section 2.8.9	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.5	Proposed Condition 5
2.4.C	Certain construction activities may require extended working hours for reasons of engineering practicability, weather and safety such as major concrete pours and piling, surveys, lifting/fitting of infrastructure and equipment, and abnormal deliveries.	Part Two- ES Chapters, Chapter 2: Description of the Proposed Development, Section 2.8.10 and Part Four - ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Section 12, Out of Hours Working	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.6	Proposed Condition 5
2.5.C	The nature and timing of these works and the associated extended working hours will be provided in the detailed CEMP(s), and the agreed schedule shared with Bedford Borough Council (Bedford BC) and notified to relevant stakeholders. UDX will compel the Principal Contractor(s) to issue “look-ahead” bulletins detailing the location, nature, timing and expected duration of any works scheduled outside standard hours, together with the noise-control measures to be employed. Information will be distributed at least five working days in advance through real-time updates via a project website and/or SMS alert system. Works that may be undertaken during extended construction hours:	Part Four - ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Section 12, Out of Hours Working	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.7 to 1.4.9	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and/or Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	▪ Concrete placement where the expected length of time to complete the placement cannot be accommodated within the normal day-time working hours and/or that would be unduly disruptive of other construction activities, including normal traffic operations; ▪ Installation of complicated structural systems or critical equipment that do not become stable until all the pieces are in place and require more than a shift to install; ▪ Day-time closures for bridge demolition and installation or other works requiring the full or partial closure of, or otherwise adversely affecting the operation of existing carriageways or railway lines; ▪ Any oversize deliveries or deliveries where day-time working would be excessively disruptive to normal traffic operation; ▪ The provision of services at compounds, including CCTV and vehicle recovery; vi. Works associated with the diversion of and tie-ins to existing utilities; ▪ Junction tie-in works; ▪ Works associated with traffic management and signal changes; ▪ Testing and/or cycling of rides/shows; ▪ As otherwise agreed with the local authorities in advance.							
2.6.C	Some activities may require 24-hour working and where this is the case, the detailed CEMP(s) schedule will make this clear, and include an obligation to notify Bedford BC and local residents in advance, including details of any applicable noise control measures.	Part Four - ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Section 12, Out of Hours Working	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.10	Proposed Condition 5
2.7.C	Amendments to the programme of extended construction hours of an approved detailed CEMP(s) will be agreed with MHCLG and notified to relevant stakeholders.	Part Four - ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Section 12, Out of Hours Working	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.11	Proposed Condition 5
2.8.C	In the case of work required in an emergency, or which if not completed would be unsafe or harmful to workers, the public or local environment, Bedford BC will be informed as soon as reasonably practicable of the reasons and likely duration. Examples may include concrete pouring taking longer than anticipated due to unfavourable conditions or equipment failure.	Part Four - ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Section 12, Out of Hours Working	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.12	Proposed Condition 5
2.9.C	In addition to the other specified works to be undertaken during extended construction hours listed above, during the final 18 months of the Primary Phase Construction programme there will be a requirement for out of hours working within the Core Zone for Theme Park ride and show fit-out activities, which will be carried out after heavy construction activities cease. Up to approximately 300 staff would be on site during this time.	Part Four – ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment,	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.13	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and/or Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
2.10.C	There will be ongoing maintenance and alteration work to support the operation of the Proposed Development. Such works will be managed in accordance with the approach set out in the OCEMP and will be mindful of the effects of the environment at the time such works are undertaken and the people using the Proposed Development and site neighbours. This will be informed by UDX's experience of delivering such maintenance and alteration work within operational theme parks and doing so in manner that enables the smooth operation of parks whilst works are undertaken.	Part Two- ES Chapters, Chapter 2: Description of the Proposed Development, Section 2.8.11	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 1.4.14	Proposed Condition 5
2.11.C	The Principal Contractor(s) will be required to prepare a Construction Site Waste Management Plan in accordance with the requirements set out in Section 3.14 of the OCEMP as part of their detailed Construction Environment Management Plan submission and implement the waste hierarchy (i.e. prevention, preparing for re-use, recycling, other recovery and disposal as set out in the Waste (England and Wales) Regulations 2011 (as amended) to ensure that material resources are used to their maximum efficiency.	Part Two- ES Chapters, Chapter 2: Description of the Proposed Development, Section 2.8.32	✓	✓	✓	✓	Part Four - ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.15	Proposed Condition 5

<table>
<tr><th>(1) ID</th><th>(2) Mitigation Measure or Commitment</th><th>(3) Source</th><th>(4) Needed to Bring Forward Development in:
Core Zone</th><th>Lake Zone</th><th>East Gateway Zone</th><th>West Gateway Zone</th><th>(5) Mitigation Strategy and Plan</th><th>(6) Relevant Control</th></tr>
<tr><td colspan="9">CHAPTER 2: DESCRIPTION OF THE PROPOSED DEVELOPMENT: Operational Phase</td></tr>
<tr><td>2.1.O</td><td>Hours that the Theme Park ticketed area is open to the public:<table><tr><th>Relevant Operational</th><th>Hours</th></tr><tr><td>Normal Hours</td><td>07:00 – 23:00</td></tr><tr><td>Seasonal events such as Halloween Horror Nights</td><td>Open up to 02:00 up to 60 days/year</td></tr><tr><td>Holidays</td><td>Open up to 01:00 up to 5 days/year</td></tr><tr><td>Special Events (including private events)</td><td>Open up to 01:00 up to 30 times/year</td></tr><tr><td>Outdoor amplified music</td><td>Up to 23:00, except that during the Halloween Horror Nights, Holidays, and Special Events referenced above, such music may extend up to 00:30</td></tr></table></td><td>Part Four - ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Table 1-1</td><td>✓</td><td></td><td></td><td></td><td>Part 6 – Other Documents, Design Standards, Section 9</td><td>Design Standards CZ9.1 and CZ9.2.</td></tr>
<tr><td>2.2.O</td><td>Floorspace restrictions by certain land use classifications and the amount of fuel and pumps allowed in the public fuelling station are set out in Table 3-1 of Appendix 2.1: Basis of Assessment.</td><td>Part Four - ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Table 3-1</td><td></td><td>✓</td><td></td><td>✓</td><td>Part 6 – Other Documents, Design Standards, Section 3</td><td>Design Standard paragraph 3.1 and Table MF01</td></tr>
<tr><td>2.3.O</td><td>A development envelope for above ground physical structures has been set across the Site based on maximum height parameters.
The maximum height above ground level and above Ordnance Datum (AOD), and corresponding Zones for each key element of the Proposed Development are set out in Table 2-1 of Chapter 2.
Maximum height limits are also proposed across the Site by specific location, to recognise those areas of the site that are adjacent to sensitive receptors or form important roadway corridors. These are controlled by Table 2-2 of Chapter 2.
Both Table 2-1 and Table 2-2 should be used when setting the maximum allowable height for development. The lowest applicable height for any specified component in any given land area applies in each case.</td><td>Part Two- ES Chapters, Chapter 2: Description of the Proposed Development, Section 2.2.3 to 2.2.6</td><td>✓</td><td>✓</td><td>✓</td><td>✓</td><td>Part 6 – Other Documents, Design Standards, Section 2</td><td>Design Standards paragraphs 2.1 to 2.5, Table MH01 and Table MH02</td></tr>
<tr><td>2.4.O</td><td>A daylight study (Appendix 2.7: Daylight Assessment Results (Volume 3)) was undertaken for the dwellings on Manor Road and Broadmead Road. The daylight study was conducted to inform the proposed offsets of tall structures/buildings, specifically in relation to the potential for overshadowing of residential properties. The assessment tested two highly conservative cautious worst case scenarios based on the maximum heights and concluded that through optimisation during detailed design, suitable daylight and sunlight levels can be achieved for all of the windows of the dwellings on Manor Road and Broadmead Road within the Site boundary.</td><td>Part Two- ES Chapters, Chapter 2: Description of the Proposed Development, Sections 2.2.7 to 2.2.18</td><td>✓</td><td>✓</td><td></td><td></td><td>Part Four – ES Appendices, Appendix 2.7: Daylight Assessment Results</td><td>Part 6 – Other Documents, Land Use Limitations Table, Sections 21, 22 and 23</td></tr>
</table>

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
2.5.O	The Proposed Development will achieve an articulated skyline by implementing the following key design principles. ▪ Variety in building and structure heights: Differentiating building heights as defined below. ▪ Urban design and architectural features: Incorporating diverse architectural elements such as varied forms, spacing, and setbacks. These features break up the mass of buildings and provide focal points within the urban landscape. Context sensitivity: Ensuring that the skyline design responds to the surrounding context, including topography. Where appropriate using existing or new landscape features and shrub or tree lines to mitigate views of development. This helps integrate the master plan harmoniously with the existing context.	Part Two- ES Chapters, Chapter 2: Description of the Proposed Development: Sections 2.2.7 to 2.2.18 and Part Four – ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment Table 4-1 and Table 4-2.	✓	✓		✓	Part 6 – Other Documents, Design Standards, Section 2	Design Standards paragraphs 2.6 to 2.20, Table OSC02
2.5.O	Car Parking spaces provided by the Proposed Development, inclusive of EV Parking Provision are set out in Table 4-1 of Appendix 2.1: Basis of Assessment.	Part Two – ES Chapter 5 Traffic and Transport, Appendix 5.1 Transport Assessment, Annex 9 Parking Note and Part Four – ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Table 4-1	✓	✓	✓	✓	Part 6 – Other Documents, Design Standards, Section 8	Design Standard paragraph 8.1 and Table CP01
2.6.O	EV Parking spaces provided by the Proposed Development are set out in Table 4-2 of Appendix 2.1: Basis of Assessment.	Part Two – ES Chapter 5 Traffic and Transport, Appendix 5.1 Transport Assessment, Annex 9 Parking Note and Part Four – ES Appendices, Appendix 2.1: Environmental Statement Basis of Assessment, Table 4-2	✓	✓	✓	✓	Part 6 – Other Documents, Design Standards, Section 8	Design Standard paragraph 8.1 and Table CP02
2.7.O	A Battery Energy Storage System (BESS) of no more than 10 MVA is being considered to provide emergency response power. The BESS will be sized for some limited emergency power but is not intended to sustain park operations during a total long-term power failure. Any BESS will be installed in a dedicated compound, co-located with the primary substation and energy centre within the dedicated Utility Compound.	Part Four - ES Appendices, Appendix 2.1 Environmental Statement Basis of Assessment, Table 10-1		✓			Part 6 – Other Documents, Design Standards, Section 2	Design Standard LZ2.3

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
2.8.O	A new 132kV/33kV or 32kV/11kV primary substation is to be located in the Lake Zone, along with an all-electric energy centre located in the Lake Zone compromising: ▪ Heat-pumps for heating and cooling; ▪ Electric boilers; ▪ High efficiency chilled water plant; and/or ▪ Heating and cooling thermal store. A small gas supply will be needed for special effects loads.	Part Four - ES Appendices, Appendix 2.1 Environmental Statement Basis of Assessment, Table 10-1		✓			Part 6 – Other Documents, Design Standards, Section 4	Design Standard LZ4.1
2.9.O	▪ No regular firework displays are anticipated as part of the day-to-day operation of the Proposed Development. No more than 10 Fireworks shows are permitted each year, at least five of which would take place on or around the events of Chinese New Year, 5th November, Diwali or New Year's Eve. ▪ Use of Fireworks will be subject to the requirements and restrictions of the Fireworks Regulations 2004. ▪ Fireworks shall mean those articles within UN 0335 1.3G, as the same may be modified or replaced from time to time and shall not otherwise include pyrotechnics within UN 0431 1.4G. ▪ Firework locations will have a minimum horizontal clearance of 50 metres from any Ecological Enhancement Areas within which no Fireworks would be launched/detonated. Fireworks launch locations will be positioned so that the fallout zone does not overlap with Ecological Enhancement Areas and is positioned on UDX owned property.	Part Four - ES Appendices, Appendix 2.1 Environmental Statement Basis of Assessment, Table 11-1	✓				Part Six – Other Documents, Design Standards, Sections 2 and 7	Design Standard CZ2.1 and CZ7.1
2.11.O	Drone show locations will have a minimum horizontal clearance of 50 metres from any Ecological Enhancement Areas within which no drone shows would take place, and will only take place above UDX owned property.	Part Four - ES Appendices, Appendix 2.1 Environmental Statement Basis of Assessment, Table 11-1	✓				Part Six – Other Documents, Design Standards, Section 7	Design Standard SW7.1.
2.12.O	Day-to-day pyrotechnics, including special effects used in attractions and shows, are expected to operate in short bursts. The pyrotechnics stored on site will be of Hazard Type 4 and meet approximately one month's requirement for typical daily use of the products within the theme park. The quantity of explosives stored will be no more than 4000 kg (though may be less from time to time) and will be subject to an HSE licence. Separation distances between the storage location and other buildings will be as per Schedule 5 of the Explosives Regulations 2014 and Table 11 of Explosive Regulations 2014: Guidance on Regulations – Safety provisions L150 (each as may be updated from time to time).	Part Four - ES Appendices, Appendix 2.1 Environmental Statement Basis of Assessment, Table 11-1	✓				Part Six – Other Documents, Design Standards, Section 2	Design Standard CZ2.2

Table 20-2 - Construction Phase Mitigation and Commitments from Chapter 5: Traffic and Transport

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 5: TRAFFIC AND TRANSPORT: Construction Phase								
5.1.C	A Construction Traffic Management Plan (CTMP) has been prepared, setting out the management of traffic during construction and includes details related to: ▪ traffic phasing and routing ▪ traffic management measures ▪ traffic monitoring and review	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.3	Proposed Condition 5
5.2.C	Creation of a direct construction access from Broadmead Road via Woburn Road	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1 Transport Assessment	✓			✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.3	Proposed Condition 5
5.3.C	The junction of Broadmead Road and Woburn Road/Bedford Road will be signalised when required during the Construction Phase.	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1 Transport Assessment	✓			✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.3	Proposed Condition 5

Table 20-3 - Operational Phase Mitigation and Commitments from Chapter 5: Traffic and Transport

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 5: TRAFFIC AND TRANSPORT: Operational Phase								
5.1.O	The junction of Broadmead Road and Woburn Road/Bedford Road will be signalised as part of the Proposed Development works associated with creating the new A421 Junction. The form and location of the works, while similar in nature to those during the Construction Phase, are slightly different as the tie-in between Woburn Road/Bedford Road and Broadmead Road changes as a result of the new A421 Junction.	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1 Transport Assessment	✓			✓	Part One – Introductory Documents, Parameters Plans: Access and Roadways, Document No. 1.11.0	Part 6 – Dependencies Table, Dependency 13
5.2.O	Manor Road improvements - Realigned and upgraded Manor Road to a dual carriageway access road between Ampthill Road and the Marston Vale Railway Line.	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1, Transport Assessment	✓	✓			Part One – Introductory Documents, Parameters Plans: Access and Roadways, Document No. 1.11.0	Part 6 – Dependencies Table, Dependency 14
5.3.O	Pedestrian and cycle routes as shown on the Parameter Plan – Active Travel (Document Reference 1.12.0).	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1, Transport Assessment	✓	✓	✓	✓	Part One – Introductory Documents, Parameters Plans: Active Travel, Document No. 1.12.0	Part 6 – Other Documents, Dependencies Table, Dependency 14
5.4.O	Rail services to a Full Wixams Rail Station and a new west-facing plaza.	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1, Transport Assessment	✓	✓	✓	✓	Part Four _ ES Appendices, Appendix 3.4: Table 1 – Summary of Assumptions - Transport	Part 6 – Dependencies Table, Dependency 15
5.5.O	UDX will provide last-mile connection (active travel and Shuttle Buses) from a Full Wixams Station to the Transport Hub in the Core Zone.	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1, Transport Assessment	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 5.6: Travel Plan, Appendix C	Part Four – Appendices, Appendix 5.6: Travel Plan, Appendix C
5.6.O	Shuttle buses between Milton Keynes Rail Station and the Site as set out in Appendix 5.6: Travel Plan (Volume 3)	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1, Transport Assessment	✓				Part Four – ES Appendices, Appendix 5.6: Travel Plan, Appendix D	Part Four – Appendices, Appendix 5.6: Travel Plan, Appendix D
5.7.O	Implementation of the agreed Monitor and Manage Plan, as included in the Travel Plan.	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Section 5.6.10 and Appendix 5.1, Transport Assessment and Appendix 5.6: Travel Plan Appendix B	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 5.6: Travel Plan, Appendix B	Part Four – Appendices, Appendix 5.6: Travel Plan, Appendix B

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
5.8.O	A new junction on A421 including new eastbound off slip into the Site, a new westbound off slip into the Site and new westbound on slip from the site	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Appendix 5.1, Transport Assessment	✓	✓		✓	Part One – Introductory Documents, Parameters Plans: Access and Roadways, Document No. 1.11.0	Part 6 – Dependencies Table, Dependency 14
5.9.O	Public Road A, and Public Road B, segments 1 and 2 as shown in Parameter Plan – Access and Roadways (Document Reference 1.11.0).	Part Two - ES Chapters, Chapter 5: Traffic and Transport, Appendix 5.1, Transport Assessment	✓	✓		✓	Part One – Introductory Documents, Parameters Plans: Access and Roadways, Document No. 1.11.0	Part 6 – Dependencies Table, Dependency 16 and 17

Table 20-4 - Construction Phase Mitigation and Commitments from Chapter 6: Ecology and Nature Conservation

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 6: ECOLOGY AND NATURE CONSERVATION: Construction Phase								
6.1.C	Pre commencement surveys and/or pre-construction checks of ecological features will be carried out (where necessary) to ensure ecological data is valid for the purpose of construction.	Appendix 2.3 OCEMP Section 3.2.	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3, Outline Construction Environmental Management Plan (OCEMP), Section 3.2	Proposed Condition 5
6.2.C	Habitats within Kempston Hardwick Pit CWS will be retained and enhanced within the layout of the Lake Zone proposals as shown on **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. The northeast lake within the CWS will over time partially transition from an early-successional wetland ecosystem to include greater areas of standing water. These may hold deeper water at certain times, for example when periods of extended heavy rainfall occur over the winter. Measures to enhance the bank profile in combination with the drainage work will be undertaken which will provide opportunities to retain and enhance the marginal fen and wetland habitats. This will support retention of some of the current key characteristics of the CWS. The following habitats will be created in this new lake environment: ▪ Shallow, littoral banks supporting aquatic vegetation; ▪ Fringing marginal reedbeds and swamp habitat around approximately 60% of the new lake; ▪ Shallow areas with small islands which could support nesting/roosting wetland birds; ▪ Steep bank/cliff habitat which could support sand martin and/or kingfisher; and ▪ On the new lake southern shore, an open mosaic of grassland, scrub and ruderal vegetation will be created.	Part Two – ES Chapters, Chapter 6: Ecology and Nature Conservation, Table 6-11 – Kempston Hardwick Pit CWS		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 2.4	Environmental Controls, Section 1
6.3.C	Provision and establishment of compensation habitats will be provided as set out in Section 2 and 3 of **Appendix 6.4: OHCEP (Volume 3)**, compensatory habitats will largely be created prior to or during the Construction Phase during Phase 1a (as defined by **Annex 3 of Appendix 2.3: OCEMP (Volume 3)**)	Part Two – ES Chapters, Chapter 6: Ecology and Nature Conservation, Table 6-11 – Kempston Hardwick Pit CWS	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Annex 3 and Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 2 and 3	Proposed Condition 5 and Environmental Controls, Section 1
6.4.C	The Proposed Development will not use the new lake environment for fishing, water sports or hunting (wildfowling) or other activities which are in conflict with wildlife conservation. This would be supported by appropriate design and routing of footpaths wayfinding and, where appropriate, use of fencing and/or other barriers to manage access to these locations.	Part Two – ES Chapters, Chapter 6: Ecology and Nature Conservation, Table 6-11 – Kempston Hardwick Pit CWS		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.1.12	Environmental Controls, Section 1
6.5.C	Any lighting required in the Lake Zone will be designed to ensure sensitive illumination of the new lake environment above current baseline conditions (lux levels and wavelengths) and will be in keeping with Bat Conservation Trust/Institute of Lighting Professionals guidelines for avoiding impact on bats. The **Design Standards (Document Reference 6.3.0)** outline	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Kempston Hardwick Pit CWS		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.1.7 and 3.1.8 and	Environmental Controls, Section 1 and Design

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	commitments to reduce lighting impacts upon retained and created habitats.						Part Six - Design Standards, Design Standard Section 5.	Standard SW5.1 to 5.5
6.6.C	Scrub and young trees located to the south of Kempston Hardwick Pits main lake and to the north of Manor Road will be retained to maintain a buffer of vegetation to the water's edge (as shown on **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. The habitat type and species composition will be fully determined at detailed design stage but will be reflective of surrounding habitat and contribute to the provision of similar habitat within the local area. This will provide habitat for a range of fauna.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Kempston Hardwick Pit CWS	✓	✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4	Environmental Controls, Section 1
6.7.C	Woodland creation will be provided to mitigate for the loss of CWS habitats as shown on **Figure 1: Indicative Habitat Creation and Enhancement Plan of Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)** and as per Section 3.4 of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. This will be incorporated into the landscape proposals across the Site at the boundaries of the Core Zone (which will also act as landscape and visual mitigation and enhance the diverted watercourse to the east of the Core Zone) and within the Lake Zone.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Coronation Pit CWS	✓	✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4.1 to 3.4.9	Environmental Controls, Section 1
6.8.C	Construction mitigation measures in relation to water-borne pollution risk management, dust suppression, noise and vibration management, lighting and ecology as described in Sections 3.2, 3.6, 3.7, and 3.10 of the **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)** will mitigate indirect impacts upon retained areas of the CWSs adjacent to the Site.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Coronation Pit CWS 11	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.2, 3.6, 3.7 and 3.10.	Proposed Condition 5
6.9.C	The boundary of the Site will be marked with protective fencing and signage displayed to make sure that these sensitive areas are protected from construction works.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Coronation Pit CWS 11	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.2.3 and Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP) Section 3.2.	Proposed Condition 5 and Environmental Controls, Section 1
6.10.C	The Lake Zone strategic attenuation will be a Wetland Feature with a permanent level of water, attenuation volume for the Core and Lake Zones and adequate storage for water harvesting requirements and emergency storage in the event of pump failure. The disused pits will be carefully reprofiled, existing rubble/bricks/sediment will be removed as required and reused where possible. Surface Water run-off will be conveyed through multiple levels of treatment and stored in the pits. The proposed bank treatment includes varied side slopes, flat landings, and enhanced landscaping, which provides a supporting environment, encouraging biodiversity and self-sustaining resilient ecosystems (see section 5.3 of **Appendix 12.3: Drainage Strategy (Volume 3)**).	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Coronation Pit CWS 11		✓			Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5.3	Environmental Controls, Section 5
6.11.C	The management of new lakes, reedbed habitat and habitats on the banks of lakes in the Lake Zone is described within Sections 4.3 to 4.4 of **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Coronation Pit CWS 1		✓			Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Sections 4.3 and 4.4	Environmental Controls, Section 1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
6.12.C	Woodland and tree habitats will be created across the Site as indicated on **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)** and as per Section 3.4 of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. Approximately 16.1 ha of woodland habitats will be created or enhanced, as set out in Table 2.1 of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3).** Proposals for woodland planting will be fully determined at the detailed design stage within the EEAs and will include replacement tree and woodland planting. Areas of new woodland will link to existing areas of woodland where possible, within the wider landscape to retain habitat corridors. Woodland areas will predominantly native broadleaved woodland, with a smaller component of mixed woodland to increase climate change resilience. The management of areas of woodland will be aimed at enhancing biodiversity (and where conducive landscape and amenity) value rather than any commercial purpose and be designed to support structural and species diversity.	Chapter 6: Ecology and Nature Conservation, , Table 6-11 – HPIs – other lowland mixed deciduous woodland	✓	✓	✓		Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (HCEP), Table 2-1, Sections 3.4.2 to 3.4.9	Environmental Controls, Section 1
6.13.C	Enhancement of retained woodland (e.g. along Elstow Brook, to the east of the Lake Zone and Core Zone) will be undertaken to promote the improvement of the natural habitat for native species. Measures will include increasing the diversity of the canopy cover through the removal of species not native to the locality and the planting of native species, such as oak, hazel, silver birch, beech and field maple, to increase their distribution.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – HPIs – other lowland mixed deciduous woodland	✓	✓	✓		Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4.5 and 3.4.6	Environmental Controls, Section 1
6.14.C	Approximately 3.6ha of reedbed habitats will be created within drainage lakes and where possible alongside retained and new watercourses as indicated on the **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)** and set out in Section 3.4 of **Appendix 6.: Outline Habitat Creation and Enhancement Plan (Volume 3)**. The edges of lakes retained or created and enhanced would be planted with reedbed species. Construction mitigation measures in relation to water-borne pollution risk management, dust suppression, and ecology as described in Sections 3.2, 3.6, and 3.10 of **Appendix 2.3: OCEMP (Volume 3)**, will also support mitigation of impacts upon retained areas of habitat within and adjacent to the Site.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – HPIs – Reedbeds (excluding those within the CWS)		✓			Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP) Section 3.2, 3.6 and 3.10 and Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Sections Section 3.4.32 to 3.4.35	Proposed Condition 5 and Environmental Controls, Section 1
6.15.C	Compensation for the loss of open mosaic habitats (OMH) on Previously Developed Land elsewhere on-Site will comprise habitat creation and management in the Lake Zone EEA (see **Figure 1: Indicative Habitat Creation and Enhancement Plan and Table 2.1of Appendix 6.4: OHCEP (Volume 3)**). An area of at least 2.5ha (i.e. equivalent to that predicted to be lost) will be provided. The following broad measures will be incorporated into the habitat works: ▪ Creation of bare ground scrapes through mechanical removal of topsoil to reveal the substrate beneath; ▪ Creation of shallow pools of varying depth and size, which are lined/capped with impermeable material to hold water throughout most if not all of the year;	Chapter 6: Ecology and Nature Conservation, Table 6-11 – OMHs on Previously Developed Land		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Table 2-1, Sections 3.4.42 to 3.4.43	Environmental Controls, Section 1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	▪ Creation of piles/mounds of mixed crushed and coarse concrete rubble e.g. salvaged from existing piles, or derived from breaking up existing concrete hardstanding, within the construction footprint; and ▪ Creation of mounds and low bunds using material derived from construction works within the Site.							
6.16.C	Hedgerows will be created and enhanced to provide landscape integration and habitat linkages, with approximately 2.4km to be provided to address predicted losses during construction. New hedgerow planting will utilise native tree and shrub species of local provenance and will aim to maximise species diversity. A diverse ground flora will also be encouraged, to be managed as part of the hedgerow feature.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Native Hedgerow and Hedgerow with Trees	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4.14 to 3.4.19	Environmental Controls, Section 1
6.17.C	Retained hedgerows will be protected during the Construction Phase by incorporation of a suitable buffer, demarcated with robust Heras or similar fencing.	Chapter 6: Ecology and Nature Conservation, , Table 6-11 – Native Hedgerow and Hedgerow with Trees	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.3	Proposed Condition 5
6.18.C	The wet ditch that is located within the Core Zone and runs between Coronation Pit CWS in the south towards the Lake Zone and Manor Road (see **Figure 6.2: UK Habitats Plan (Volume 2)**) will be diverted to enable construction within the Core Zone. The watercourse will be recreated along the eastern boundary of the Core Zone which will include suitable habitat creation through planting, seeding and natural colonisation, where appropriate. New or re-profiled watercourses and water bodies will be designed with suitable water levels and embankment profiles. They will be planted and seeded to support the establishment of a species-rich bankside and aquatic flora. The principles of the design of this new drain are provided in Section 5.3 of **Appendix 12.3: Drainage Strategy (Volume 3)**. The new watercourse will be created in advance of the destruction of the existing watercourse to enable any protected or important plant and animal species to be relocated to this area. Compensatory habitats may be delivered during the Construction and/or Operational Phases, depending on the detailed phasing of construction.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – HPIs – Watercourses and water bodies including 1) standing open water (r1), 2) rivers and streams	✓				Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5.3	Environmental Controls, Section 5
6.19.C	Additional measures to enhance the riparian zone of the Elstow Brook are proposed, including grassland and scrub planting within the Riparian Zone, particularly in the Lake Zone where this is currently arable habitat.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – HPIs – Watercourses and water bodies including 1) standing open water (r1), 2) rivers and streams	✓	✓		✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 2.5.1	Environmental Controls, Section 1
6.20.C	All site-based staff will be made aware of the need to protect watercourses from contamination, including Environment Agency and Construction Industry Research and Information Association guidance and legal obligations. This should be implemented through appropriate site barriers and signage alongside site inductions and task briefings for contractors	Chapter 6: Ecology and Nature Conservation, Table 6-11 – HPIs – Watercourses and water bodies including 1) standing open water (r1), 2) rivers and streams	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.49 to 3.2.51	Proposed Condition 5
6.21.C	Appropriate measures to protect the water environment will be implemented during the Construction Phase of the Proposed Development	Chapter 6: Ecology and Nature Conservation, Table 6-11 – HPIs –	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	in order to eliminate or minimise risk to aquatic flora and fauna. These measures are summarised below: ▪ Sediment management and water quality monitoring would be implemented during any construction works with the potential to affect any watercourse, and a plan for appropriate remediation measures to ameliorate any adverse effects should they occur would be prepared; ▪ When construction activities, including stock piling and plant and vehicle washing, occur near a watercourse they would be separated from the watercourse with barriers (e.g. sediment fences) to prevent surface runoff from these sites entering the watercourse; ▪ Construction activities would be as far from the bank top of a watercourse and/or connected hydrological pathways as practicable; and ▪ Works required within the 10m buffer would likely require ecological method statements	Watercourses and water bodies including 1) standing open water (r1), 2) rivers and streams					Environmental Management Plan (OCEMP), Section 3.2 and 3.10.	
6.22.C	Measures to protect the tree will include erection of protective fencing (or similar) encompassing or demarcating at least the root protection area. Construction mitigation measures in relation to water-borne pollution risk management, dust suppression, and ecology, will also support mitigation of impacts upon the retained veteran tree.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Veteran Tree (T80, West Gateway Zone)				✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), 3.2, 3.6 and 3.10 and Part Six – Other Documents, Arboricultural Impact Assessment Report, Appendices C and D	Proposed Condition 5 and Environmental Controls, Section 8
6.23.C	Pre commencement surveys will be undertaken by an appropriately qualified Environmental Advisor or appointed invasive species contractor to fully determine the presence of INNS across the Site. An INNS management strategy would be implemented during construction, to avoid or appropriately manage areas of INNS, e.g. through eradication prior to earthworks.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Invasive Non-Native Species	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), 3.2.60 and 3.2.61	Proposed Condition 5
6.24.C	Method statements will be prepared to minimise the risk of incidental spreading of INNS by construction works. This will include measures such as the use of fencing, signage, and controls over soil stripping and storage.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Invasive Non-Native Species	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.61	Proposed Condition 5
6.25.C	Contaminated soils (containing INNS) will be carefully excavated and disposed of or reused in accordance with legal requirements	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Invasive Non-Native Species	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.61	Proposed Condition 5
6.26.C	The methodology to remove and dispose of invasive species would be specified by an appropriately qualified and where necessary licensed contractor.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Invasive Non-Native Species	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.61	Proposed Condition 5
6.27.C	Licenced Badger Sett Closure – where removal or significant disturbance to badger setts cannot be avoided a mitigation licence will be required from Natural England to undertake a licenced closure of the sett. The application will require additional survey data and monitoring of setts to re-affirm their status prior to construction. Any setts confirmed as 'active' are likely to need to be covered under the mitigation licence to enable legal	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Badger	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.12 and 3.2.13	Proposed Condition 5

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			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	closure. Generally Natural England grant licenses for sett closures to take place between July and November inclusive. (Existing sett locations confidential, no Zones marked)							
6.28.C	Artificial sett(s) will be created prior to sett closure to mitigate for the loss of any main sett(s) present. Artificial setts would be constructed within a suitable location (informed by the field survey data and ensuring linkages and sufficient access to foraging resource and retained setts within a clan/territory are retained) within the EEAs, in accordance with the standard methodology prescribed by Natural England. An indicative location for artificial sett provision would be in the Northern Ecology Area as shown on **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. The artificial sett(s) would be sited within an area of retained suitable habitat that can be protected throughout construction and remain protected post construction.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Badger		✓			Part Four – ES Appendices, Appendix 6.4 Outline Habitat Creation and Enhancement Plan (OHCEP), Sections 3.5.12 to 3.2.19	Environmental Controls, Section 1
6.29.C	The Badger licence may also include measures to minimise the risk of damage or disturbance to retained setts, including buffer zones around retained or created setts, and best practice protocols to safeguard the welfare of badger during the Construction Phase. These measures are also committed to through their inclusion in Section 3.2 of **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)**, which sets out Construction Phase badger mitigation measures in greater detail.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Badger	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.2.12 to 3.2.19	Proposed Condition 5
6.30.C	Corridors for wildlife movement have been incorporated into the Proposed Development, which facilitate movement both within and out with the Site, including between the different EEAs. This includes the clear span bridge crossing of Elstow Brook in the West Gateway Zone and the proposed wildlife crossing structures under Public Road B in the Lake Zone. The Northern Ecology Area will also include grassland, woodland and scrub habitats which will be established to provide suitable foraging conditions.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Badger		✓		✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.15 and Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5.3.15 and Part Six – Other Documents, Design Standard Section 7	Environmental Controls, Sections 1 and 5 and Design Standard WG7.1
6.31.C	Grassland, scrub, and woodland habitats within the wider EEA will also provide additional foraging habitat for badger.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Badger		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 2.6	Environmental Controls, Sections 1
6.32.C	Measures are proposed in Section 3.2 of **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)** to manage the risk of incidental mortality of badger during construction. These include measures such as the use of fencing, securing excavations overnight, and the use of construction traffic speed limits.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Badger	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.18	Proposed Condition 5
6.33.C	Pre-construction badger surveys and continued monitoring throughout the construction stage will be undertaken to support legal compliance	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Badger	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.15 and 3.2.16.	Proposed Condition 5

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			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
6.34.C	General construction mitigation measures in relation to noise and vibration management, lighting and ecology as described in Sections 3.2 and 3.7 of **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)** would also support minimisation of impacts on badgers.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Badger	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.2.7 to 3.2.8, 3.2.18 and 3.7	Proposed Condition 5
6.35.C	Any bat roosts lost to the Proposed Development will be compensated for through the provision of suitable replacement roost provision e.g. bat boxes or replacement structures. Demolition of buildings or tree work to confirmed roosts will also need to be completed under mitigation licence from Natural England. **Appendix 2.3: OCEMP (Volume 3**) outlines the bat mitigation measures which would be adopted for roosting bats including the principles of measures which would be undertaken as part of a Natural England licence. These measures would include provision of compensatory roost sites within suitable retained/created habitat before roosts can be destroyed and timing of roost destruction to avoid sensitive periods in the bat lifecycle (i.e. maternity and/or hibernation). Further details on bat habitat creation measures is provided in Section 3.5 of **Appendix 6.4: OHCEP (Volume 3).**	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Bats - Roosting	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.11 and Part Four – ES Appendices, Appendix 6.4 Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.7 to 3.5.10	Proposed Condition 5 and Environmental Controls, Sections 1
6.36.C	Should replacement structures be required, these would be provided within the grounds of the existing Vine Cottages, in the East Gateway Zone, north of Manor Road. This location provides connectivity with adjacent woodland and wetland habitats to the north and is also adjacent to the majority of buildings (associated with the existing Vine Cottages) that would require demolition as part of the Proposed Development.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Bats - Roosting			✓		Part Four – ES Appendices, Appendix 6.4 Outline Habitat Creation and Enhancement Plan (OHCEP),Section 3.5.9	Environmental Controls, Sections 1
6.37.C	Ecological watching briefs for buildings/structures/trees/features with bat roost suitability or confirmed as bat roosts will be carried out. Works to remove features of bat roost potential will be carried out by hand/using hand tools by contractors with support from a suitably experienced and licensed bat Ecologist (or their Accredited Agents/Assistants) acting as an Ecological Clerk of Works (ECoW). Once all potential/confirmed bat roost features have been removed, buildings can be demolished. Prior to commencement of works, all contractors will be briefed and provided necessary site briefings and methods statements	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Bats - Roosting	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3 Outline Construction Environmental Management Plan (OCEMP), Section 3.2.11	Proposed Condition 5
6.38.C	Bat boxes will be installed within suitable locations with the Site to provide additional roosting habitat. As set out in Section 3.5 of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**, an indicative target of one bat box per medium or high suitability tree will be adopted. Bat boxes will be located in areas away from core activity of the operational theme park, as set out in Section 3.5 of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. This will minimise noise and visual disturbance of replacement roosts	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Bats - Roosting		✓	✓		Part Four – ES Appendices, Appendix 6.4 Outline Habitat Creation and Enhancement Plan (OHCEP), Sections 3.5.7 to 3.5.9	Environmental Controls, Sections 1
6.39.C	To maintain connectivity for bats throughout the Proposed Development, the landscaping proposals will include planting of woodland, trees and hedgerows around the Site boundary. This will minimise disruption of flight paths and allow connectivity for bats through the landscape.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Bats – Non-Roosting (foraging and commuting)	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4 Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.1	Environmental Controls, Sections 1
6.40.C	As set out in Section 3.5 of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)** dark corridors (overnight light levels under one lux) will be incorporated into the design where possible. Bat 'hop-overs' will be created where appropriate using retained mature	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Bats – Non-	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4 Outline Habitat Creation and Enhancement Plan (OHCEP), 3.5.6	Environmental Controls, Sections 1

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			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	vegetation and/or transplanted specimen trees. These features will be installed in areas which are likely to require mitigation to facilitate road crossing by bats. Trees will be planted to maintain a flightline of at least 5m above the road height. Gaps between canopies will be less than 10m wherever practicable and no more than 20m. Such a feature is likely to be located within a dark corridor that will be retained for commuting bats on either side of Manor Road, between the Lake Zone and Core Zone. Bat 'hop-overs' will be linked into existing retained and newly proposed hedgerows and new woodlands as far as practicable.	Roosting (foraging and commuting)						
6.41.C	Where not prevented by safety considerations, required nocturnal lighting will be positioned and/or directed away from important habitat features for bats, including woodland, trees, lakes, wet ditches, Elstow Brook and boundary habitats such as hedgerows and lines of trees. No lighting levels above 0.5 lux will be permitted to reach trees with suitability for roosting bats. This is set out further in Section 3.2 of **Appendix 2.3: OCEMP (Volume 3).** Lighting measures are also expected to be controlled through the requirement for a European Protected Species Mitigation Licence (EPSML) for the Proposed Development. This can be applied for after grant of permission for the Proposed Development	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Bats – Non-Roosting (foraging and commuting)	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.7, 3.2.8 and 3.2.11 and Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.1.7 and 3.1.8	Proposed Condition 5 and Environmental Controls, Sections 1
6.42.C	Any lighting required will be restricted to, and directed towards, the working areas to prevent any light spill and disturbance/displacement of roosting, foraging and commuting bats in adjacent habitat. Habitats of importance for commuting and foraging bats are considered to be ditches and other water bodies, broadleaved woodland, scattered trees, lines of trees, hedgerows, scrub and grassland. Development of a Construction Lighting Management Plan for the Construction Phase, as per the measures outlined in Section 3.2 of **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)** will help to minimise lighting impacts as far as is practicable.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Bats – Non-Roosting (foraging and commuting)	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.2.7 to 3.2.8	Proposed Condition 5
6.43.C	Pre-construction surveys will be carried out to re-assess and determine status of otter on watercourses and water bodies within 250m from construction areas. Survey will be completed prior to construction works in a Phase starting, as outlined in **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)**.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Otter	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.5 and 3.2.20	Proposed Condition 5
6.44.C	Where works are within the vicinity of a watercourse or water body known or assumed to support otter but will not be directly impacted by the Proposed Development (e.g. sections of Elstow Brook in the Lake Zone, and the water bodies in the Lake Zone) a 10m Riparian Zone will be maintained along the watercourse/to the edge of the water body and the working area wherever practicable. The area will be demarcated to prevent encroachment onto otter habitat. These protection measures would remain in place until the completion of construction activities, potentially longer depending on the Operational Phase activities adjacent to the watercourse corridor or lake areas.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Otter		✓			Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.20	Proposed Condition 5
6.45.C	Avoidance of any obstructions to established otter paths and access to open water.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Otter	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.20	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
6.46.C	The marking of, and adherence to, 30m exclusion zones around any holts and shelters identified. If otters are known or suspected to be breeding, the exclusion zone will be extended to a 200m radius and consideration given to whether an EPS licence is required from Natural England. Any exclusion zone could be reduced to 100m depending on the nature of the works, topography, and natural screening. This would require judgement from a Suitably Qualified Ecologist	Chapter 6: Ecology and Nature Conservation, and Nature Conservation, Table 6-11 – Otter	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.20	Proposed Condition 5
6.47.C	If breeding was confirmed and exclusion zones of the size set out above were not possible, works will be undertaken in accordance with an EPSML. As part of the licence, appropriate compensation would be provided to make sure that alternative habitat is provided in advance of the potential effect occurring. Works within 30m of a holt, or 100-200m of an active natal den, might need to be delayed until a Natural England otter licence has been obtained or the holt is no longer in use, as set out in section 3.2 of **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)**	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Otter	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.21	Proposed Condition 5
6.48.C	To mitigate the effect upon great crested newt (GCN), commitment to the adoption of a District Level Licence (DLL) approach via a compensation payment to the DLL delivery partner prior to construction commencing, as set out in Section 3.2 of **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)**. NatureSpace Partnership Ltd has advised that they can see no impediment to the Proposed Development being covered by the Bedfordshire District Level Licensing Scheme (letter ref 202410008; see **Appendix 6.19: Letters of Comfort - Protected Species Licencing (Volume 3)**).	Chapter 6: Ecology and Nature Conservation, Table 6-11 – GCN	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.45 to 3.2.48 and Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.29 to 3.5.42	Proposed Condition 5 and Environmental Controls, Sections 1
6.49.C	On-Site mitigation requirements will be confirmed by the DLL delivery partner through the detailed DLL mitigation licencing process following submission of the application for planning permission. Mitigation measures to be adopted are expected to include limited trapping and relocation operations (of individual GCN) during Site clearance in parts of the Site. The likely requirement for trapping is triggered by part of the Site being within the Bedfordshire DLL 'Red Zone', as shown on **Figure 6.3: Bedfordshire GCN DLL - Impact Risk Zones Within Site (Volume 2)** of this chapter. Approximately 20.7% (34.8 ha) of the Site is within the Red Zone. The DLL scheme identifies that Red Zone areas are likely to be of high importance for local GCN populations. On-site mitigation requirements for GCN would be confirmed via conclusion of the DLL process	Chapter 6: Ecology and Nature Conservation, , Table 6-11 - Assessment of potential effects, mitigation, residual effects and monitoring during construction - GCN	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.45 to.3.2.48 and Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.29 to 3.5.42	Proposed Condition 5 and Environmental Controls, Sections 1
6.50.C	The creation of new suitable habitat within the Ecological Enhancement Areas could provide habitat for GCN (and other amphibians including common toad) is set out in Sections 3.4 and 3.5 of **Appendix 6.4: OHCEP (Volume 3)**. These habitats would be managed in the long term to optimise their benefit for wildlife. Whilst not considered necessary to mitigate effects on GCN, they would provide an incidental benefit if colonised by the species. Management details are included within Sections 4.3 and 4.4 of the **Appendix 6.5: OLEMP (Volume 3)**.	Chapter 6: Ecology and Nature Conservation, Table 6-11 - Assessment of potential effects, mitigation, residual effects and monitoring during construction - GCN	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4 and 3.5 and Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Section 4.3 and 4.4	Environmental Controls, Sections 1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
6.51.C	Prior to construction activities in areas supporting reptiles, mitigation will be necessary to avoid killing or injuring. These measures are outlined in **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Reptiles	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.29 to 3.5.38	Environmental Controls, Sections 1
6.52.C	The principles of the mitigation include completion of translocation and sensitive habitat removal in advance of construction. Translocation activities can only be carried out between March and October inclusive (with variation for weather conditions).	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Reptiles	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.31 to 3.2.44	Proposed Condition 5
6.53.C	Features/habitats suitable to provide refuge for reptiles within working areas that cannot be avoided e.g. brash or log piles will be dismantled by hand under the supervision of the EcoW. This will only be completed during suitable weather conditions in the reptile active period.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Reptiles	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.38 to 3.2.44	Proposed Condition 5
6.54.C	The translocation of reptiles will require a receptor area for reptiles to be moved to. It is proposed that this area will be contained within the Lake Zone within existing grassland habitat (the Northern Ecology Area, as described in Section 2 of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Reptiles	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.31 to 3.2.44	Proposed Condition 5
6.55.C	Prior to any construction works commencing, a pre-works check for nesting WCA Schedule 1 bird species will be carried out by a suitably qualified ornithologist on any previously identified potential nest sites and other habitats identified as having the potential to support nesting WCA Schedule 1 species, informed by the results obtained from bird surveys undertaken in 2024 and subsequently.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.26	Proposed Condition 5
6.56.C	A method statement would be produced as part of the detailed Construction Environmental Management Plan setting out the procedures to be followed in relation to managing potential impacts on Annex 1/WCA Schedule 1 birds. An outline method statement, which it is envisaged would form the basis of the subsequent detailed method statement, is provided in **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)**.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.26 to 3.2.30.	Proposed Condition 5
6.57.C	Proposals for habitat creation and enhancement are set out on **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. This includes provision and/or enhancement of woodland, scrub, open mosaic, grassland, reedbed, and watercourse habitats. Habitat measures would take several years or more to mature, and hence the benefits of these habitat measures would not be immediate. Areas of replacement/enhanced scrub and reedbed habitats would provide suitable nesting habitat for Cetti's warbler, mitigating some of the loss/modification to these habitats.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4	Environmental Controls, Sections 1
6.58.C	The detailed design of the EEA would seek to provide a similar or greater proportion of open mosaic habitat to that lost during Site clearance and construction (2.5ha). This would be provided in the Lake Zone EEA, where there would be limited public access.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4.42 to 3.4.43.	Environmental Controls, Sections 1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
6.59.C	**Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)** proposals also include provision of a suitable bank feature on the eastern side of the EEA in the Lake Zone, which would be designed to provide suitable conditions for nesting kingfisher and sand martin. This would be expected to provide potentially suitable conditions for nesting within one year of being constructed, providing enhanced conditions for breeding kingfisher on-Site.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section, 3.4.36	Environmental Controls, Sections 1
6.60.C	The enhancements to the retained Elstow Brook corridor in the Lake Zone and the diverted watercourse in the Core Zone are also likely to provide enhanced conditions for foraging kingfisher along these watercourses, relative to baseline conditions.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1	✓	✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4.40	Environmental Controls, Sections 1
6.61.C	Rough grassland and woodland/scrub edges would also provide suitable foraging habitat for barn owl.	Chapter 6: Ecology and Nature Conservation, , Table 6-11 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.4.2 to 3.4.13 and 3.4.20 to 3.4.25	Environmental Controls, Sections 1
6.62.C	Where possible, the clearance of vegetation with the potential to support any nesting bird species will be undertaken outside the breeding bird season (the breeding season is typically from 1 March to 31 August inclusive). Where this is not possible, checks for nesting birds will be carried out by a suitably qualified ecologist no more than 48 hours prior to clearance.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: SPI and/or BoCC5 Red Listed	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.2.23 and 3.2.24	Proposed Condition 5
6.63.C	If active nests are found (which will then be protected under the WCA), suitable mitigation measures will be put in place to avoid destruction/damage to the nest and its contents, until the young have fledged or left the nest. These measures will likely include the implementation of a buffer zone around the nest site in which no works can take place.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: SPI and/or BoCC5 Red Listed	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.25	Proposed Condition 5
6.64.C	The Proposed Development includes proposals for habitat retention, creation, enhancement and management that would provide suitable habitat for a range of breeding birds, including SPI and BoCC5 red list species recorded at the Site. Habitat creation measures are referenced in the Appendix 6.4: OHCEP (Volume 3). These habitats would be managed in the long term as outlined in the Appendix 6.5: OLEMP (Volume 3). Habitat provision across the Site would include approximately 20.5ha of water bodies (ponds, and lakes with associated islands), 4.2km of watercourses including the diverted watercourse in the Core Zone and the enhanced Elstow Brook corridor, 16.1ha of woodland habitats, 3.5ha of species-rich neutral grassland, 2.5ha of OMHs, and 3.2ha of dense and scattered scrub. Additional habitat would be provided through the provision of green infrastructure within the wider Proposed Development, outside the EEA, with this to be specified as part of the detailed design process. The EEA would provide retained and enhanced and new habitat expected to be suitable for the following species recorded at the Site: turtle dove; cuckoo; song thrush; house sparrow; dunnock; yellow wagtail; bullfinch; linnet; yellowhammer; reed bunting; pochard; nightingale; and greenfinch. Provision of additional habitat as part of green infrastructure within the wider development may also provide additional habitat for these and other species.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: SPI and/or BoCC5 Red Listed	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Table 2-1 and Section 3.4	Environmental Controls, Sections 1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
6.65.C	Bird boxes/nesting structures will be installed in areas of retained habitat within the Proposed Development to enhance potential nesting opportunities across the Site. Depending on the design and locations of new structures within the Site, boxes may also be installed on these. Bird box designs will be of long-lasting woodcrete or equivalent and reflect the nesting requirements of species that have been recorded at the Site, as well as common and widespread farmland and woodland species	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Breeding birds: SPI and/or BoCC5 Red Listed	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.22 to 3.5.28	Environmental Controls, Sections 1
6.66.C	To minimise disturbance to wintering birds, particularly within wetland habitats located east of the Lake Zone (Kempston Hardwick Pits) and Core Zone (Coronation Pits), the duration of vegetation clearance and subsequent construction activities would be limited to the shortest time feasible.	Chapter 6: Ecology and Nature Conservation, , Table 6-11 – Nonbreeding/wintering birds	✓	✓			Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.22	Proposed Condition 5
6.67.C	Strict adherence to construction working zones and fencing around these zones will restrict access into foraging/roosting habitat and will reduce potential effects during the Construction Phase.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Nonbreeding/wintering birds	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.23	Proposed Condition 5
6.68.C	Habitat creation in the Lake Zone would include suitable habitat features for a range of terrestrial invertebrate species	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Terrestrial Invertebrates		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.43	Environmental Controls, Sections 1
6.69.C	Log piles will be created on-Site to serve as invertebrate habitat. These would be placed within sunny positions in grassland and scrub habitats within retained or created habitats. Purpose built invertebrate “hotels” will be installed in landscaped areas to provide refuge for specific taxonomic groups, i.e., the provision of nesting habitat for solitary bees	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Terrestrial Invertebrates		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.44 to 3.5.45	Environmental Controls, Sections 1
6.70.C	Measures to mitigate disturbance, pollution and potential killing/injury of fish (including spined loach, European eel and bullhead) and loss of riparian habitat during the Construction Phase are included in **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)**.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Fish	✓	✓		✓	Part Four – ES Appendices; Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.49 to 3.2.52	Proposed Condition 5
6.71.C	Should any part of a watercourse need to be impounded during the works, then a fish translocation may need to be carried out to remove fish from the impoundment.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Fish	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.51	Proposed Condition 5
6.72.C	Piling and rock crushing activities in the Lake Zone will adopt ‘soft start’ procedures when being undertaken in the within the Lake Zone, West Gateway Zone within 50m of the Elstow Brook and within the Core Zone within 50m of the diverted watercourse (once established).	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Fish	✓	✓		✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.2.51	Proposed Condition 5
6.73.C	The diverted watercourse along the eastern boundary of the Core Zone will be designed to include enhancements for fish. It will also support a more favourable hydrological regime for fish relative to baseline conditions.	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Fish	✓	✓		✓	Part Four – ES Appendices; Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.47 to 3.5.49	Environmental Controls, Sections 1
6.74.C	Additional mitigation measures are outlined in **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. These include provision of enhanced/created compensatory habitats, including the enhanced Elstow Brook and the diverted watercourse in the Core Zone,	Chapter 6: Ecology and Nature Conservation, Table 6-11 – Aquatic macroinvertebrates	✓	✓		✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Sections 3.4.29 to 3.4.38 and 3.5.50 to 3.5.51	Environmental Controls, Sections 1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	plus the creation of areas of reedbed and other wetland habitats including the expansion of water bodies in the Lake Zone.							

Table 20-5 - Operational Phase Mitigation and Commitments from Chapter 6: Ecology and Nature Conservation

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 6: ECOLOGY AND NATURE CONSERVATION: Operational Phase								
6.1.O	Mitigation measures in relation to CWS throughout the Operational Phase of the Proposed Development are included in **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**. This will include measures to manage recreational disturbance. This will include measures to control noise and visual disturbance to species using the CWS.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Designated Sites	✓	✓	✓		Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Section 3.2.5	Environmental Controls, Section 1
6.2.O	To support maintenance and improvement of water quality within the new lake environment, water treatment will be incorporated throughout the drainage design to make sure that water contained and discharged into the new lakes is appropriately treated. These measures are detailed in **Appendix 12.3: Drainage Strategy (Volume 3)** and are expected to improve water quality in the CWS relative to baseline**.**	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Kempston Hardwick Pit CWS	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5.6	Environmental Controls, Section 5
6.3.O	The management of new lakes, reedbed habitat and habitats on the banks of lakes within CWS is described within **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**, with management measures aiming to secure these areas and promote a diverse series of aquatic and marginal habitats. Sections 4.3, and 4.4 of **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)** set out longer term mitigation measures relevant to operation.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Kempston Hardwick Pit CWS		✓			Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Sections 4.3 and 4.4	Environmental Controls, Section 1
6.4.O	Mitigation measures in relation to terrestrial HPI throughout the Operational Phase of the Proposed Development are included in **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**. These are summarised here: ▪ Woodland and Tree Maintenance and Management – including plant replacement inspections, removal of nurse species and thinning and felling of selected woodland trees; ▪ Management of hedgerows including rotational cutting and replacement planting where required; ▪ Scrub - Rotational management of scrub to maintain a continuity of supply but prevent excessive regrowth/encroachment; ▪ Grassland – An annual cut of grassland areas, targeted at the late summer/early autumn period, will be completed. Cutting may be completed on a rotational basis, i.e. leaving some areas uncut each year; and ▪ Wetlands and ponds – wetland habitats will be subject to periodic removal of encroaching vegetation and silt build-up, as appropriate to the nature of the wetland feature(s). An indicative rotation for wet reed will be to cut one third in year 3, one third in year 5 and one third in year 8.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – HPIs – All Terrestrial Habitats	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Section 4.4	Environmental Controls, Section 1
6.5.O	A number of other measures are proposed to support the establishment and ongoing management of habitats within the Site. The management of new and retained habitats is described within **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**, with management measures aiming to secure these areas and support the ongoing presence of high value habitats within the Site. Sections 4.3 and 4.4 of the **Appendix 6.5: Outline Landscape and Ecology Management**	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – HPIs – All Terrestrial Habitats and HPIs – Aquatic Habitats (water bodies and watercourses)	✓	✓		✓	Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Section 4.3 and 4.4	Environmental Controls, Section 1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	Plan (Volume 3) set out the proposed habitat interventions required for the management and maintenance for the Proposed Development. **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)** provides an overview of the proposed layout of retained and created habitats.							
6.6.O	Measures to protect riparian and aquatic habitats from disturbance or degradation are outlined in **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**. A summary of these measures is provided: ▪ Wetland habitats - Retained and created wetland habitat will be managed in the long-term using the following measures; ▪ Rotational cutting of reed vegetation to create a variety in age and structure as well as retain areas of open water; ▪ Improvements to water quality in retained habitats though removal of or separation from contaminants through a surface water management strategy; ▪ Retained and created watercourses shall be managed to prevent silting up and choking with vegetation; and ▪ A 10m Riparian Zone alongside the diverted watercourse in the Core Zone and Elstow Brook in the Core Zone and Lake Zone will be maintained as wildlife habitat and will be allowed to develop as a mosaic of grassland, wet grassland, scrub and scattered trees (e.g. alder, willow and poplar).	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – HPIs Aquatic Habitats (water bodies and watercourses).	✓	✓		✓	Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Section 4.3 and 4.4	Environmental Controls, Section 1
6.7.O	An INNS management strategy would be implemented during the Operational Phase, to avoid or appropriately manage areas of INNS, e.g. during treatment of water, landscaping and operational activities. This would include measures for the control of relevant plants and also measures to control existing mink populations at the Site. Section 4.4 of **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)** sets out the principles which will be adopted for the management and control of invasive plant species.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – INNS	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Section 4.4	Environmental Controls, Section 1
6.8.O	Proposed landscaping around the perimeter of the Proposed Development would include predominantly native woodland, scrub and grassland habitat creation that would also benefit badgers by providing additional foraging and commuting habitat. These habitats would be managed in the long term pursuant to the principles of **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**. The **Design Standards (Document Reference 6.3.0)** outline commitments to reduce light spill on retained habitats during the Operational Phase. Areas where new setts are created will not be lit.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Badger	✓	✓	✓	✓	Part Four – ES Appendices; Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Section 4.4	Environmental Controls, Section 1
6.9.O	A clear span bridge across of the Elstow Brook is proposed for the new access road in the West Gateway Zone, which will support the movement of badgers through this part of the Site. Two underpass structures will also be provided to maintain habitat connectivity and counter fragmentation between the Northern Ecology Area and the rest of the Lake Zone EEA under proposed road infrastructure. The detailed design of these features will include provision of otter/badger fencing if considered necessary based on up to date ecology survey results and the proposed structural and earthworks design. The maintenance/creation of habitat corridors around	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Badger	✓	✓		✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.1.14 and Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5.3.15 and	Environmental Controls, Sections 1 and 5 and Design Standard WG7.1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	the margins of the Site, for example the Elstow Brook corridor to the west of the Lake Zone, the EEA to the east of the Lake Zone, the Elstow Brook corridor through the West Gateway Zone and the diverted watercourse corridor through the north and east of the Core Zone will support connectivity between on-Site and off-Site habitats. Indicative locations for these features are shown on **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**. These will provide linkages for badger and other species across the new road which is proposed in this location.						Part Six – Other Documents, Design Standards, Section 7	
6.10.O	Replacement roosts will be installed in suitable locations in habitats away from operational activities of the Site and will continue to be managed for the duration of the Operational Phase. Veteranisation of retained trees will be used, where practicable, to improve the provision of bat roosting habitat on-Site. Surrounding landscaping will be located and managed so as to provide a buffer between operational activities and retained or created roosts. Artificial roosts will be subject to maintenance and monitoring to keep them in good condition and check for evidence of use.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Bats – Roosting	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5	Environmental Controls, Section 1
6.11.O	In addition to the landscaping measures detailed above which will reduce lighting and noise impacts during the Operational Phase, the **Design Standards (Document Reference 6.3.0)** outline commitments to reduce light spill on retained habitats during the Operational Phase. This will include measures to reduce lighting impacts on any retained or created bat roosting habitat. The **Design Standards (Document Reference 6.3.0)** secure measures for 'dark corridors' linking the Core Zone and the Lake Zone and linking to off-Site wildlife habitat such as that in adjacent CWSs.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Bats – Roosting and Bats – Non-Roosting (foraging and commuting)	✓	✓			Part Six – Other Documents, Design Standards, Section 5	Design Standards, CZ5.1, SW5.5, LZ5.1, LZ5.2 and LZ5.3
6.12.O	Mitigation to address potential effects of elements such as fireworks and drone shows on bats is not widely established. Firework and drone show locations will have a minimum horizontal clearance of 50m from any sensitive habitat areas within which no fireworks would be launched/detonated or drone shows take place. Additionally, any fireworks launch locations will be positioned so that the fallout zone does not overlap with any designated EEAs.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Bats – Non-Roosting (foraging and commuting)	✓				Part Six – Other Documents, Design Standards, Section 7	Design Standards SW7.1 and CZ7.1
6.13.O	Areas of tree, scrub and shrub planting within the EEA and associated with wider landscaping for the Proposed Development would provide a degree of noise and visual disturbance mitigation, due to their inherent attenuating properties. Section 3.1 of **Appendix 6.4: OHCEP (Volume 3)** and SW5.5, CZ5.1, LZ5.1, LZ5.2 and LZ5.3 in the **Design Standards (Document Reference 6.3.0)** set out how lighting control measures will be established. In addition to the landscaping measures detailed above which will reduce lighting and noise impacts during the Operational Phase, there will be regular checks of operational lighting to monitor and correct for any excessive light spill into the surrounding habitats, therefore confirming continued compliance with the EEA lighting **Design Standards (Document reference 6.3.0)**.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Bats – Non-Roosting (foraging and commuting)	✓	✓	✓	✓	Part Six – Other Documents, Design Standards, Section 5	Design Standards, CZ5.1, SW5.5, LZ5.1, LZ5.2 and LZ5.3
6.14.O	Measures detailed within Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**)**, will seek to allow for 'dark corridors' linking the Core Zone and the Lake Zone and linking to off-Site wildlife habitat such as that in adjacent CWSs. This will include sensitive lighting design to minimise impacts on bat foraging and commuting habitats. Lighting will be designed to limit stray light, including laterally and vertically. A dark corridor	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Bats – Non-Roosting (foraging and commuting)	✓	✓			Part Six – Other Documents, Design Standards, Section 5	Design Standards, CZ5.1, SW5.5, LZ5.1, LZ5.2 and LZ5.3

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	will be an area of land that is not subject to artificial illumination and/or meets the requirements specified in the *Institution of Lighting Professionals Guidance Note: Bats and Artificial Lighting in the UK*.							
6.15.O	Bat 'hop-overs' planting/transplanting methods and design will be focussed within a dark corridor that will be retained for commuting bats on either side of Manor Road, between the Lake Zone and Core Zone. Underpass structures will also be provided to maintain habitat connectivity and counter fragmentation between the Northern Ecology Area and the rest of the Lake Zone under proposed road infrastructure. The maintenance/creation of habitat corridors around the margins of the Site, for example the Elstow Brook corridor to the west of the Lake Zone, the EEA to the east of the Lake Zone, the Elstow Brook corridor through the West Gateway Zone and the diverted watercourse corridor through the north and east of the Core Zone will support connectivity between on-Site and off-Site habitats. These measures shown on **Figure 1: Indicative Habitat Creation and Enhancement Plan of Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Bats – Non-Roosting (foraging and commuting)	✓	✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5	Environmental Controls, Section 1
6.16.O	Suitable habitat for otters will continue to be provided during the Operational Phase. This will include the diverted watercourse along the eastern boundary of the Core Zone, the retained Elstow Brook and associated 10 m Riparian Zone, and areas of bankside and aquatic habitats in wetland habitat creation areas in the Lake Zone.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Otter	✓	✓		✓	Part Four – ES Appendices; Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Sections 2.5 and 3.5.19	Environmental Controls, Section 1
6.17.O	A clear span bridge crossing of the Elstow Brook is proposed for the new access road in the West Gateway Zone, which will support the continued movement of otters along the watercourse.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Otter				✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5.3.15 and Part Six – Other Documents, Design Standards, Section 7	Design Standard WG7.1
6.18.O	Underpass structures will also be provided to maintain habitat connectivity between the Northern Ecology Area and the rest of the Lake Zone under proposed road infrastructure. The detailed design of these features will include provision of otter/badger fencing as appropriate to the proposed design measures at the time.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Otter		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.1.14	Environmental Controls, Section 1
6.19.O	Section 3.1 of **Appendix 6.4: OHCEP (Volume 3)** and SW5.5, CZ5.1, LZ5.1, LZ5.2 and LZ5.3 in the **Design Standards (Document Reference 6.3.0)** set out how lighting control measures will be established. There will be regular checks of operational lighting to monitor and correct for any excessive light spill into the surrounding habitats, therefore confirming continued compliance with the EEA lighting **Design Standards (Document reference 6.3.0)**.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Otter	✓	✓		✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.1 and Part Six – Other Documents, Design Standards, Section 5	Environmental Controls, Section 1 and Design Standards, CZ5.1, SW5.5, LZ5.1, LZ5.2 and LZ5.3
6.20.O	The creation of new habitat in the EEA would in principle provide habitat for GCN and common toad, although this is not required for GCN mitigation due to the reliance on DLL. These habitats would be managed in the long term to optimise their benefit for wildlife and could therefore provide additional benefits for local GCN populations. Management details will be	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – GCN		✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.39 to 3.5.40	Environmental Controls, Section 1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	included within the detailed LEMP, with principles of habitat management set out in Sections 4.3 and 4.4 of **Appendix 6.5: OLEMP (Volume 3)**.							
6.21.O	Similarly, though not required for mitigation due to the reliance on DLL hibernacula will be created with brash piles and logs arising from the construction and maintenance of the Site which would be placed within mitigation areas for reptiles and could be used by GCN. This should take account of assumed future shading, waterlogging, and maintenance requirements. Maintenance and management details of these features will be included within the detailed LEMP, with principles of habitat management set out in Sections 4.3 and 4.4 of **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – GCN	✓	✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.5.41	Environmental Controls, Section 1
6.22.O	Enhanced and created habitat would provide replacement habitat for local reptile populations, which would include the creation of grassland, woodland, scrub and water bodies within the Lake Zone, in particular the Northern Ecology Area. These habitats would be managed in the long term pursuant to the detailed LEMP, to be produced based on the principles in **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**. Specific habitat measures for reptiles will include provision of egg-laying sites and artificial hibernation/shelter features.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Reptiles	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Section 4.3, 4.4 and 5	Environmental Controls, Section 1
6.23.O	A clear span bridge crossing of the Elstow Brook is proposed for the new access road in the West Gateway Zone, which will support the movement of any reptiles present in this part of the Site, along the Elstow Brook corridor. Two underpass structures will also be provided to maintain habitat connectivity between the Northern Ecology Area and the rest of the Lake Zone under proposed road infrastructure.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Reptiles				✓	Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan (OHCEP), Section 3.1.14 and Appendix 12.3: Drainage Strategy Section 5.3.15 and Part Six – Other Documents, Design Standards, Section 7	Environmental Controls, Sections 1 and 5 and Design Standard WG7.1
6.24.O	Installed bird boxes and other artificial nesting features would be monitored, maintained, and replaced as necessary for the lifetime of the Proposed Development. Ongoing management of retained and created habitats under the LEMP would support on-site bird populations. Any vegetation removal required during the Operational Phase would be completed outside the nesting bird season where possible. Should this not be possible, ecological advice would be sought.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Sections 4.3, 4.4 and 5	Environmental Controls, Section 1
6.25.O	Firework and drone show locations will have a minimum horizontal clearance of 50m from any sensitive habitat areas within which no fireworks would be launched/detonated or drone shows take place. Additionally, any fireworks launch locations will be positioned so that the fallout zone does not overlap with any designated EEAs.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Breeding birds: Annex 1 EU Birds Directive/WCA Schedule 1	✓				Part Six – Other Documents, Design Standard, Section 7	Design Standards SW7.1 and CZ7.1
6.26.O	Areas of tree, scrub and shrub planting within the EEA and associated with wider landscaping for the Proposed Development would provide a degree of noise and visual disturbance mitigation, due to their inherent attenuating properties. Section 3.1 of **Appendix 6.4: OHCEP (Volume 3)** and the **Design Standards (Document Reference 6.3.0)** set out how lighting control measures will be established	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Breeding and Wintering Birds	✓	✓	✓	✓	Part Six – Other Documents, Design Standards SW5.5, CZ5.1, LZ5.1, LZ5.2 and LZ5.3	Design Standards, CZ5.1, SW5.5, LZ5.1, LZ5.2 and LZ5.3

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
6.27.O	General operational mitigation measures which will address the potential effects to terrestrial invertebrates are outlined in **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**. These include the management of created and retained habitats. Areas of tree, scrub and shrub planting within the EEA and associated with wider landscaping for the Proposed Development would provide a degree of noise and visual disturbance mitigation, due to their inherent attenuating properties. Section 3.1 of **Appendix 6.4: OHCEP (Volume 3)** the **Design Standards (Document Reference 6.3.0)** set out how lighting control measures will be established	ES Ch. 6, Ecology and Nature Conservation, Section 6.6, Table 6-12 – Terrestrial Invertebrates	✓	✓	✓	✓	Part Four – ES Appendices; Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Sections 4.3, 4.4 and 5 and Part Six – Other Documents, Design Standards SW5.5, CZ5.1, LZ5.1, LZ5.2 and LZ5.3	Design Standards, CZ5.1, SW5.5, LZ5.1, LZ5.2 and LZ5.3
6.28.O	A clear span bridge crossing of the Elstow Brook is proposed for the new access road in the West Gateway Zone. This will support continued up and downstream movement of fish countering fragmentation risks, through maintaining the bank structure of the watercourse and avoiding enclosing the watercourse in a box culvert or similar. This feature is shown on **Figure 1: Indicative Habitat Creation and Enhancement Plan** of **Appendix 6.4: Outline Habitat Creation and Enhancement Plan (Volume 3)**.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Fish				✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5.3.15 and Part Six – Other Documents, Design Standards, Section 7	Design Standard WG7.1
6.29.O	Detailed design of permanent outfalls to consider the exclusion of fish migration pathways, particularly for European eel, and the prevention of entrapment of fish species. The detailed design of these permanent outfalls is to be prepared in under the Land Drainage Consent (see **Section 5** of **Appendix 12.3: Drainage Strategy (Volume 3**)).	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Fish		✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 1.2.3.	Environmental Controls, Section 5
6.30.O	Areas of tree, scrub and shrub planting within the EEA and associated with wider landscaping for the Proposed Development would provide a degree of noise and visual disturbance mitigation, due to their inherent attenuating properties. Section 3.1 of **Appendix 6.4: OHCEP (Volume 3)** the **Design Standards (Document Reference 6.3.0)** set out how lighting control measures will be established.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Fish	✓	✓		✓	Part Six – Other Documents, Design Standards SW5.5, CZ5.1, LZ5.1, LZ5.2 and LZ5.3	Design Standards, CZ5.1, SW5.5, LZ5.1, LZ5.2 and LZ5.3
6.31.O	To support maintenance and improvement of water quality within watercourses and lakes, water treatment will be incorporated throughout the drainage design to make sure that water contained and discharged into the new lakes is appropriately treated.	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Fish	✓	✓		✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Sections 5.3 and 5.6	Environmental Controls, Section 5
6.32.O	Aquatic habitats will be subject to ongoing management and monitoring as specified in Appendix 6.5: OLEMP (Volume 3).	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Aquatic Macroinvertebrates	✓	✓		✓	Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecology Management Plan (OLEMP), Sections 4.3, 4.4 and 5	Environmental Controls, Section 1
6.33.O	A clear span bridge crossing of the Elstow Brook is proposed for the new access road in the West Gateway Zone. This will support continued habitat connectivity for aquatic invertebrates and counter fragmentation risks, through maintaining the bank structure of the watercourse and avoiding enclosing the watercourse in a box culvert or similar (which will enable natural light to continue to reach the section of watercourse under the bridge).	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Aquatic Macroinvertebrates				✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5.3.15 and Part Six – Other Documents, Design Standards, Section 7	Design Standard WG7.1
6.34.O	To support maintenance and improvement of water quality within watercourses and lakes, water treatment will be incorporated throughout the drainage design to make sure that water contained and discharged into new and retained watercourses and lakes is appropriately treated. These measures are detailed in **Appendix 12.3: Drainage Strategy (Volume 3)**	ES Ch. 6, Ecology and Nature Conservation, Table 6-12 – Macrophytes (aquatic plants)	✓	✓		✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Sections 5.3 and 5.6.	Environmental Controls, Section 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	and are expected to improve water quality in watercourses and water bodies within the Site relative to baseline conditions.							

Table 20-6 - Construction Phase Mitigation and Commitments from Chapter 7: Landscape and Visual

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 7: LANDSCAPE AND VISUAL: Construction Phase								
7.1.C	Where appropriate to deliver the Proposed Development and to allow construction activities the necessary working space, the existing perimeter planting shall be retained as permanent screening in the areas shown on Figure 7.9: Landscape Mitigation Plan	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2 Bullet 1	✓	✓	✓	✓	Part Three – ES Figures, Figure 7.9:Landscape Mitigation Plan	Environmental Controls: Section 1
7.2.C	Prior to the start of construction works, and throughout their duration, all existing vegetation identified for retention shall be protected by fencing, in accordance with BS:5837: 2012 to protect roots from compaction and prevent damage to the structure of the vegetation. No activity, storage of materials or liquids of any sort shall be permitted within the protective fencing at any time.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2 Bullet 2	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5
7.3.C	Decisions to remove vegetation and its timing will be discussed and agreed upon with the Environmental Clerk of Works in order that vegetation is not unnecessarily removed.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2, Bullet 3	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5
7.4.C	A suitably qualified tree surgeon will oversee any works relating to the management and protection of trees.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2, Bullet 4	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5
7.5.C	Site management shall reduce the visual clutter associated with construction works through appropriate storage of materials/plant/equipment, and management of materials and waste on site.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2, Bullet 5	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5
7.6.C	Appropriate location, organisation and phasing of construction activities shall be applied to ensure areas for construction are cleared as close as practicable to works commencing, and top soiling, seeding and planting will be undertaken as soon as practicable after sections of work are complete. Where practicable, advanced planting will provide accelerated site integration and visual screening.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2 Bullet 6	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5
7.7.C	In general, plant and material storage areas will be located away from the Site Boundary, to limit landscape and visual impact. However, based on construction logistics, temporary soil mounds or hoarding will be located close to the Site boundary in areas where no existing vegetation is being retained and where it does not impede construction access to the Site, to help screen views for neighbouring residents at Stewartby, Wootton and Kempston Hardwick. At locations where it is known that there will be no future works that would require their removal, soils will be placed in their final locations and landscaped, creating permanent landscape bunds, reducing the need for double handling and to provide opportunities for planting to be carried out.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2 Bullet 7	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5
7.8.C	Where hoardings are used, these will be sensitively coloured and positioned to reduce the visual impact to nearby sensitive receptors.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2 Bullet 8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
							Management Plan (OCEMP), Section 3.5	
7.9.C	Measures will be applied to minimise impacts on soil quality through appropriate stripping and storage of topsoil and subsoil. Works to be carried out in accordance with BS 3882:2015.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2, Bullet 9	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5
7.10.C	Vegetation management and establishment measures shall be implemented, to ensure that planting establishes.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2, Bullet 10	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5
7.11.C	As much as feasible, lighting will utilise directional cowls to reduce light spill and will be directed inwards to the Site and kept at as low a height as is practicable in order to carry out activities safely.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.2, Bullet 11	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5	Proposed Condition 5

Table 20-7 – Operational Phase Mitigation and Commitments from Chapter 7: Landscape and Visual

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 7: LANDSCAPE AND VISUAL: Operational Phase								
7.1.O	An articulated skyline is proposed to reduce the prominence of building and structure outlines.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.3 Bullet 1	✓	✓		✓	Part 6 – Other Documents, Design Standards, Sections 2.6 to 2.20	Design Standards OSC01 and OSC02
7.2.O	Tree planting will be included as part of the surrounding urban realm and adjacent to the transport hubs within the East Gateway Zone by Network Rail to break up the visual mass of these developments and provide gateway features.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.3 Bullet 2			✓	✓	Part 6 – Other Documents, Design Standards, Section 6.1	Design Standard EG6.1
7.3.O	The perimeter of the Site will be planted (either through retention of existing vegetation or provision of new mitigation planting). This will provide screening of lower elements of the Proposed Development.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.3 Bullet 3	✓	✓	✓	✓	Part Three – ES Figures, Figure 7.9 Outline Landscape Mitigation Plan, and Part 4 – Appendix 6.4 Outline Habitat Creation and Enhancement Plan, Figure 1	Environmental Controls: Section 1
7.4.O	Mitigation planting, or alternative visual screening, will be provided adjacent to Manor Road (to the south of the new road alignment) and existing planting along the northern side of Manor Road will be retained where feasible to provide screening to Manor Road cottages.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, section 7.6.3 Bullet 4			✓		Part Three – ES Figures, Figure 7.9 Outline Landscape Mitigation Plan	Environmental Controls: Section 1
7.5.O	Where feasible, and to allow required access points, existing planting along sections of Broadmead Road (southern boundary to the West Gateway Zone and Core Zone) will be retained as screening. In addition, new mitigation planting will be provided between Broadmead Road and the southeast corner of the Site as a visual screen to the northern fringe of Stewartby.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.3 Bullet 5	✓			✓	Part Three – ES Figures, Figure 7.9 Outline Landscape Mitigation Plan	Environmental Controls: Section 1
7.6.O	Existing vegetation will be retained along the eastern margins of the Marston Vale Railway Line within the Core Zone and Lake Zone (where the land is within the control of UDX).	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.3 Bullet 6	✓	✓		✓	Part Three – ES Figures, Figure 7.9 Outline Landscape Mitigation Plan	Environmental Controls: Section 1
7.7.O	The Proposed Development shall comply with the approach to lighting within the zones which has been set out within the Design Standards (Document 6.3.0).	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.3 Bullet 8	✓	✓	✓	✓	Part 6 – Other Documents, Design Standards, Section 5.1	Design Standards SW5.1, SW5.2, SW5.3, SW5.4, SW5.5, CZ5.1, LZ5.1, LZ5.2, LZ5.3
7.9.O	Roadways within the Proposed Development and adopted by Bedford BC will feature tree and shrub planting.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, section 7.6.3 Bullet 9	✓	✓		✓	Part 6 – Other Documents, Design Standards, Section 6	Design Standard SW6.1
7.10.O	The new A421 Junction under the control of National Highways will adhere to National Highways Environmental Sustainability Strategy to integrate their network into the wider landscape which may include the use of native planting.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.3 Bullet 10				✓	Part 6 – Other Documents, Design Standards, Section 4	Design Standard WG4.1

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
7.11.O	Details on the long term maintenance and management of habitat and landscaping for the Proposed Development can be found in **Appendix 6.5: Outline Landscape and Ecology Management Plan (Volume 3)**.	Part Two – ES Chapters, Chapter 7: Landscape and Visual Impact Assessment, Section 7.6.4	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.5 Outline Landscape and Ecology Management Plan (OLEMP), Sections 4.3 and 4.4	Environmental Controls: Section 1

Table 20-8 - Construction Phase Mitigation and Commitments from Chapter 8: Air Quality

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 8: AIR QUALITY: Construction Phase								
8.1.C	The Principal Contractor will be required to demonstrate use of best practicable means at all times during the works in mitigating emissions construction sites and activities. These measures would be in line with guidance from the Institute of Air Quality Management (and include site management, monitoring, preparation and maintenance of the site, operating vehicles/machinery and sustainable travel, general operations, earthworks, construction and trackout).	Part Two – ES Chapters, Chapter 8: Air Quality, Table 8-6	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.6	Proposed Condition 5
8.2.C	Additional best practice mitigation measures to minimise air quality impacts includes measures such as route restrictions and travel planning which will to help minimise air quality impacts from construction traffic	Part Two – ES Chapters, Chapter 8: Air Quality, Table 8-7	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.6	Proposed Condition 5

Table 20-9 – Operational Phase Mitigation and Commitments from Chapter 8: Air Quality

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 8: AIR QUALITY: Operational Phase								
8.1.O	In case of delays in provision of an electrical connection with adequate power for electricity, heating and hot water needs, heating and hot water demand could be provided by gas boilers and/or back-up diesel generators for not more than twelve months following Grand Opening.	Part Two – ES Chapters, Chapter 8: Air Quality, Table 8-4		✓			Part 6 – Other Documents, Design Standards, Section 4	Design Standard LZ4.1
8.2.O	On-Site sources of odour including foul water pumping stations, commercial kitchens and waste holding areas will be designed to incorporate odour abatement measures.	Part Two – ES Chapters, Chapter 8: Air Quality, Table 8-4	✓	✓		✓	Part 6 – Other Documents, Design Standards, Section 4	Design Standard LZ4.2
8.3.O	Use of fireworks will be subject to the requirements and restrictions of the Fireworks Regulations to mitigate against emissions from pyrotechnics and fireworks affecting air quality at human and ecological receptors. Firework and drone show locations will have a minimum horizontal clearance of 50 meters from any Ecological Enhancement Areas within which no fireworks would be launched/detonated and no drone shows would take place. Fireworks launch locations will be positioned so that the fallout zone does not overlap with Ecological Enhancement Areas. No more than 10 Fireworks shows are permitted each year.	Part Two – ES Chapters, Chapter 8: Air Quality, Table 8-4	✓				Part 6 – Other Documents, Design Standards, Sections 2 and 7	Design Standards CZ2.1, SW7.1, CZ7.1

Table 20-10 - Construction Phase Mitigation and Commitments from Chapter 9: Noise and Vibration

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 9: NOISE AND VIBRATION: Construction Phase								
9.1.C	Adoption of best practicable means, as defined in Section 72 of the Control of Pollution Act 1974, to limit construction noise,	Part Four – ES Appendices, Appendix 9.2: Construction Noise and Vibration Assessment, Section 4.1.1, Bullet 1	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.2.C	Guidance given in BS 5228-1 (Section 8) will be followed as far as is practicable and advice and training on noise minimisation given to staff during Site induction procedures.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 2	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.3.C	All plant brought on to Site will comply with the relevant EC/UK noise limits applicable to that equipment or shall be no noisier than would be expected based on the noise levels quoted in BS 5228-1. Each plant item will be well maintained and operated in accordance with manufacturers' recommendations and in such a manner as to minimise noise emissions.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 3	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.4.C	Electrically powered plant will be preferred, where practicable, to mechanically powered alternatives.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 4	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.5.C	The use of sound reduced plant fitted with suitable silencers or operated within enclosures will be preferred.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 5	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.75	Proposed Condition 5
9.6.C	Pneumatic tools will be fitted with silencers or mufflers.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 6	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.7.C	Deliveries to Site will be programmed and routed to minimise disturbance to local residents.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 7	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.8.C	Items of plant operating intermittently will be shut down in the periods between use.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.9.C	Where feasible, all stationary plant will be located so that the noise effect at receptors is minimised and, if practicable, every item of static plant, when in operation, will be noise attenuated using methods based on the guidance and advice given in BS 5228-1.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 9	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
9.10.C	Careful selection of construction methods and plant will be implemented and utilised, for example, breaking-out of concrete structures using, where practicable, low noise methods such as munching or similar, rather than percussion breaking.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 10	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.11.C	Temporary acoustic barriers and other noise containment measures such as screens, sheeting, and localised acoustic hoarding at the Site boundary close to existing sensitive receptors will be erected where appropriate to minimise noise breakout and reduce noise levels at potentially affected receptors.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 11	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.12.C	In general, plant and material storage areas will be located away from the Site boundary, to limit impact on nearby sensitive receptors. However, where applicable temporary soil mounds (or other appropriate screening methods) shall be located as close as practicable to the redline boundary, to help screen noise from neighbouring residents.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 12	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.13.C	Impact piling should be avoided in close proximity (within 100m) of any sensitive receptor to avoid significant adverse impacts, and CFA or press-in piling should be adopted instead subject to acceptable conditions.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 13	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.14.C	Where reasonably practicable, plant and/or methods of work causing significant levels of vibration at sensitive premises should be replaced by other less intrusive plant and/or methods of working.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 14	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.15.C	To minimise any potential adverse impacts as a result of vibration from stationary plant, equipment immediately adjacent to sensitive receptors could be relocated or isolated using resilient mountings;	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 15	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.16.C	The characteristics of vibration emissions from each item of plant, and their collective effect, should be assessed during the selection process for the acquisition of plant. Where practicable, plant should be selected which will have the least impact in terms of vibration.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 16	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.17.C	Large concrete pours (for which an extension of working hours may be necessary) will commence as early as practicable within normal working hours so that activities can be completed within normal working hours as far as possible.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 17	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.18.C	There will be a considerate and neighbourly approach to relations with local residents.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 18	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
9.19.C	The Site manager, or other appointed Site representative (Principal Contractor/(s)Undertaker), will be responsible for logging all received environmental noise and vibration comments/complaints, as well as the action that is taken in response to each point raised, and whether that action was successful in remedying the issue. Where not successful, supplementary actions will be carried out and resulting effects logged. The contact details for the Site representative will be openly advertised so that local residents have a point of contact in case of any issues arising. The Site representative will be responsible for keeping an open line of contact with local residents and providing advice with respect to the timing and programming of potentially noisy works.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.1, Bullet 19	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.7	Proposed Condition 5
9.20.C	A Piling Risk Assessment will be produced with respect to the potential risks of vibration impacts at Kempston Hardwick moated site.	Part Four – ES Appendices, Appendix 9.2: Construction and Vibration Noise Assessment, Section 4.1.2	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.8	

Table 20-11 - Operational Phase Mitigation and Commitments from Chapter 9: Noise and Vibration

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 9: NOISE AND VIBRATION: Operational Phase								
9.1.O	Fireworks will have a minimum horizontal clearance of 50m from the Ecological Enhancement Areas within which no fireworks would be launched/detonated. No regular firework displays are proposed as part of the day-to-day operation of the Proposed Development. Use of fireworks will be subject to the requirements and restrictions of the Fireworks Regulations 2004.	Part Two – ES Chapters, Chapter 9: Noise and Vibration, Table 9-3	✓				Part Six – Other Documents, Design Standards, Section 7	Design Standard CZ7.1
9.2.O	Day-to-day pyrotechnic effects are expected to operate in very short bursts and not continuously. Furthermore, they will be in use in close proximity to an audience and therefore will be heavily controlled and will generate limited noise or vibration.	Part Two – ES Chapters, Chapter 9: Noise and Vibration, Table 9-3	✓				Part Six – Other Documents, Design Standards, Section 9	Design Standard CZ9.6.
9.3.O	The Core Zone noise limits for which consent is being sought are below and apply at the Receptor Control Locations (RCLs) identified in **Figure 9.8: Receptor Control Locations (Volume 2)**: ▪ Daytime (from 07:00 to 23:00 hours): • 60 dB $L_{Aeq,1hour}$ • 79 dB $L_{eq,1hour}$ at 63 Hz • 69 dB $L_{eq,1hour}$ at 125 Hz ▪ Night-time (from 23:00 to 07:00 hours) applicable to all RCLs with the exception of RCL04 (Wixams) and RCL05 (Stewartby): • 55 dB $L_{Aeq,15minutes}$ • 74 dB $L_{eq,15minutes}$ at 63 Hz • 64 dB $L_{eq,15minutes}$ at 125 Hz ▪ Night-time (from 23:00 to 07:00 hours) applicable to RCL04 (Wixams) and RCL05 (Stewartby) only: • 50 dB $L_{Aeq,15minutes}$ • 70 dB $L_{eq,15minutes}$ at 63 Hz • 59 dB $L_{eq,15minutes}$ at 125 Hz The Core Zone noise limits stated above would only apply to an RCL for as long as any of the properties associated with that RCL remain in residential use. In the case of RCL01, this would include all residential properties east of the Marston Vale line and west of the B530, excluding the two properties associated with RCL02.	Part Two – ES Chapters, Chapter 9: Noise and Vibration Section 9.4.26	✓					Environmental Controls: Section 2 and Part 6 – Other Documents, Land Use Limitation Table, Items 2, 3 and 4
9.4.O	In order to demonstrate compliance with the Core Zone noise limits a combination of noise modelling and monitoring is proposed. Full details are provided in **Appendix 9.5 Demonstration of compliance with Operational Phase noise limits (Volume 3)**.	Part Two – ES Chapters, Chapter 9: Noise and Vibration Section 9.8.1 and Part Four – ES Appendices, Appendix 9.5: Demonstration of compliance with Operational Phase noise limits, Section 3.1.	✓				Part Four – ES Appendices, Appendix 9.5: Demonstration of compliance with Operational Phase noise limits, Section 3.1	Environmental Controls: Section 2

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
9.5.O	The following noise limits for the normal operation of the Utility Compound are proposed at the location of the nearest sensitive receptors, namely dwellings on Manor Road as represented by RCL01: Noise associated with the operation of the Utility Compound, when assessed in accordance with BS4142:2014+A1:2019, will not exceed the following rating levels: 56 dB $L_{Ar,Tr}$ during the day and 47 dB $L_{Ar,Tr}$ at night. If the Utility Compound is to be located on the western side of Public Road B, Segment 1, the receptor at NSR13, as identified in **Figure 9.8: Receptor Control Locations (Volume 2)**, may experience higher noise levels than RCL01. If this is the case, the limits would apply at both RCL01 and NSR13.	Part Two – ES Chapters, Chapter 9: Noise and Vibration Section 9.4.40 and Part Four – ES Appendices, Appendix 9.5: Demonstration of compliance with Operational Phase noise limits, Section 2.2.		✓			Part Four – ES Appendices, Appendix 9.5: Demonstration of compliance with Operational Phase noise limits, Section 2.2	Environmental Controls, Section 2
9.6.O	Where vibration isolation is required, e.g. plant rooms within hotels, then the guidance provided in CIBSE Guide B4 Noise and vibration control for building services systems 2016 should be followed.	Part Two – ES Chapters, Chapter 9: Noise and Vibration, Section 9.7.11, Bullet 2	✓	✓		✓	Part 6 – Other Documents, Design Standards, Section 9	CZ9.4.
9.7.O	Hotels will be designed to achieve the guideline internal noise levels referenced in BS 8233:2014 Guidance on sound insulation and noise reduction for buildings unless the hotel operator has its own design code which includes internal noise limits for bedrooms.	Part Two – ES Chapters, Chapter 9: Noise and Vibration, Section 9.7.11, Bullet 1	✓	✓		✓	Part 6 – Other Documents, Design Standards, Section 9	CZ9.5.

Table 20-12 – Construction Phase Mitigation and Commitments from Chapter 10: Cultural Heritage and Archaeology

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 10: CULTURAL HERITAGE AND ARCHAEOLOGY: Construction Phase								
10.1.C	Targeted geoarchaeological assessment prior to deep ground disturbances within the Head deposits within the Lake Zone, to identify potential Terminal Palaeolithic remains. Results will inform an appropriate mitigation strategy for preservation by record, if required,	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-8		✓			Part Four – ES Appendices, Appendix 10.3: Archaeological Mitigation Strategy, Sections 5.2 and 6.5	Environmental Controls: Section 3
10.2.C	Preservation by record will be achieved through targeted archaeological excavation, as well as strip, map and sample excavation within selected parts of the Site.	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-8	✓	✓		✓	Part Four – ES Appendices, Appendix 10.3: Archaeological Mitigation Strategy, Sections 5.2 and 6.3	Environmental Controls: Section 3
10.3.C	Historic England Level 1 historic building survey (basic visual record/photographs) prior to proposed modifications to Midland Mainline infrastructure at SPC1/176 Bedford Road Underpass (B530) and SPC1/177 Henmans Underpass, as well as an overbridge, at SPC1/178 Hardwick.	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-8			✓		Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.8	Proposed Condition 5
10.4.C	For the Kempston Hardwick moated site (scheduled monument) located outside the Site, Mitigation measures regarding temporary artificial lighting are outlined in Section 3.8 of **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)**. Potential temporary noise and vibration during construction necessitate adherence to Section3.7 of **Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)**. In the unlikely event that vibration levels approach the BS 5228-2 threshold, a strict monitoring program and a comprehensive Piling Risk Assessment will be undertaken	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-8		✓	✓		Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.7 and 3.8	Proposed Condition 5
10.5.C	Archaeological monitoring and recording will be conducted in an area of the Site located in the East Gateway Zone, following the removal of vegetation cover.	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-8			✓		Part Four – ES Appendices, Appendix 10.3: Draft Archaeological Mitigation Strategy, Sections 5.2 and 6.4	Proposed Condition 5
10.6.C	Preservation by record of the historically important hedgerow within the Core Zone, as defined by the Hedgerow Regulations 1997, will be achieved through a photographic record and sample excavation at intervals.	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-8	✓				Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.8	Proposed Condition 5
10.7.C	Mitigation measures regarding temporary artificial lighting are outlined in Section 3.8 Construction Lighting Management Plan of **Appendix 2.3 Outline Construction Environmental Management Plan (Volume 3)**.	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Sections 3.2	Proposed Condition 5

Table 20-13 - Operational Phase Mitigation and Commitments from Chapter 10: Cultural Heritage and Archaeology

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 10: CULTURAL HERITAGE AND ARCHAEOLOGY: Operational Phase								
10.1.O	Several measures to reduce harm to the asset are set out in the **Design Standards (Document Reference 6.3.0)** such as an overall height strategy for the Site, and in the form of the principles of an Open Sky Articulated Skyline, lighting and noise related design standards and these measures are considered in the assessment of effects of the Proposed Development.	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-9	✓	✓	✓	✓	Part 6 – Other Documents, Design Standards, Section 2,5,9	Design Standards MH01, MH02, OSC01, OSC02, SW5.1, SW5.2, SW5.3, SW5.4, SW5.5, CZ5.1, LZ5.1, LZ5.2, LZ5.3, CZ9.1, CZ9.2, , CZ9.5, CZ9.6
10.2.O	**Appendix 9.5: Demonstration of Compliance with Operational Phase Noise Limits (Volume 3)** notes that within the first few days of the opening of the theme park, once UDX confirms that the park is considered to be operating normally and subject to suitable meteorological conditions (namely dry with wind speeds <5m/s and ideally under downwind conditions for each RCL), noise monitoring will be undertaken at all six RCLs concurrently with the two locations at the boundary of the Core Zone to confirm compliance with the noise limits.	Part Two – ES Chapters, Chapter 10: Cultural Heritage and Archaeology, Table 10-9	✓	✓	✓	✓	Part 4 – ES Appendices: Appendix 9.5: Demonstration of Compliance with Operational Phase Noise Limits	Environmental Controls, Section 2

Table 20-14 - Construction Phase Mitigation and Commitments from Chapter 11: Ground Conditions, Soils and Agriculture

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 11: GROUND CONDITIONS AND SOIL: Construction Phase								
11.1.C	Water will be sprayed onto material being worked to damp down any potentially contaminated dust and prevent it from becoming airborne where it may affect third-party neighbours.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.9	Proposed Condition 5
11.2.C	Wheel washing of site vehicles will be implemented to prevent tracking of contaminated material off-Site.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.9	Proposed Condition 5
11.3.C	Dust suppression measures (e.g., damping down) will be implemented to minimise the potential for dust generation.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.9	Proposed Condition 5
11.4.C	Ground investigation and risk assessment will be carried out within areas of temporary and permanent land take and where not previously investigated to identify potential contaminant linkages prior to commencement of the Construction Phase in line with British Standards (BS) 10175 (2011+A2:2017), Investigation of Potentially Contaminated Sites - Code of Practice and Land Contamination Risk Management (LCRM) guidance as set out in Appendix 11.4 Outline Remediation Strategy.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 11.4 Outline Remediation Strategy, Section 7	Environmental Controls, Section 4
11.5.C	A detailed Land Remediation Plan will be prepared based on the findings of the ground investigations and the mitigation measures required in order to manage any residual risks to human health receptors arising from different types of potential contaminants.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 11.4 Outline Remediation Strategy, Section 7	Environmental Controls, Section 4
11.6.C	Any remediation undertaken would be validated and reported on within a Verification Report to provide confidence that it has been undertaken in accordance with the agreed strategy.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 11.4 Outline Remediation Strategy, Section 10	Environmental Controls, Section 4
11.7.C	There is a possibility that previously unidentified contamination may be encountered within soils and groundwater during construction works. A watching brief for ground contamination will be maintained. If visually contaminated or odorous material is encountered during the works, the assistance of a suitably qualified and experienced person (a geo-environmental engineer) will be sought.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 11.4 Outline Remediation Strategy, Section 7	Environmental Controls, Section 4
11.8.C	A Materials Management Plan (MMP) be prepared following detailed earthworks modelling and prior to the commencement of cut and fill works (post-consent) by the Contractor(s) to monitor the maximum reuse of both natural soil and made ground. The MMP will be approved and submitted by a Qualified Person. This is a self-certification procedure and the MMP will be submitted Contaminated Land: Applications in Real Environments (CI:AIRE).	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 11.4 Outline Remediation Strategy, Section 7	Environmental Controls, Section 4

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	The MMP would be undertaken in accordance with the *CL:AIRE 'Definition of Waste: Development Industry Code of Practice'* to ensure that soil reuse and imported materials are suitable for their intended use and will not significantly affect human health or the environment.							
11.9.C	During the Construction Phase, risks posed to Controlled Waters from potential sources of contamination will be accounted for within a CEMP prepared by the appointed Principal Contractor. Within this document a number of mitigation measures protective of Controlled Waters will be detailed such as the specification of on-Site fuel storage (i.e., integrally bunded containers).	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.9	Proposed Condition 5
11.10.C	A Piling Risk Assessment will be produced to outline measures to protect the underlying aquifers during construction and mitigate risk of creating preferential pathways for potential.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.9	Proposed Condition 5
11.11.C	A Soil Resource Survey will be undertaken to inform how soils across the Proposed Development may best be managed, protected or re-used. A Soil Management Plan, informed by the Soil Resource Survey, will be produced prior to any enabling or construction works commencing as part of the CEMP. This will describe best practice methods to reduce impacts to soil during handling and would be informed by site-specific soil and climatological data. This would include details on stripping methods, stockpiling requirements, appropriate management (including weather conditions during handling, seeding of stockpiles, stockpile heights etc) and reinstatement. Works will also be undertaken in compliance with Defra's Construction Code of Practice.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.9	Proposed Condition 5
11.12.C	In addition, best practice construction methods would be included in the CEMP to provide methods of minimising the loss or reduction of soil functions.	Part Two – ES Chapters, Chapter 11: Ground Conditions, Soils and Agricultural Land, Table 11-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.9.	

Table 20-15 - Operational Phase Mitigation and Commitments from Chapter 11: Ground Conditions, Soils and Agriculture

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 11: GROUND CONDITIONS AND SOIL: Operational Phase								
N/A	No mitigation required.							

Table 20-16 – Construction Phase Mitigation and Commitments from Chapter 12: Water Resources

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 12: WATER RESORCES: Construction Phase								
12.1.C	The necessary measures to ensure that the receiving water environment is protected from the effects of silt and sediment, pollution, accidental releases, temporary surface water runoff controls and attenuation, temporary water supplies, fittings and foul drainage systems are contained in Section 3.10 of the OCEMP.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.2	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.10	Proposed Condition 5
12.2.C	Measures to protect workers from potential flood risk such as developing and implementing a Flood Emergency Plan considering plant machinery, Site operatives, and evacuation where appropriate, during a flood event; and informing construction workers of Site specific floor risks are contained in Section 3.9 of the OCEMP.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.2	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.10	Proposed Condition 5
12.3.C	The Sequential and Exception Test demonstrates that the Proposed Development has been steered to areas with the lowest risk of flooding from any source. Where the Exception Test is required, it includes wider sustainability benefits and evidences that the development will be safe for its lifetime and reduce flood risk overall.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.3	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.1: Flood Risk Assessment, Section 6	Environmental Controls: Section 5
12.4.C	Flood Risk Mitigation Measures to manage the risk of flooding including site levels, access and egress, development in Flood Zones, and future risk from existing sources are contained in Section 7 of the Flood Risk Assessment.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.3	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.1: Flood Risk Assessment, Section 7	Environmental Controls: Section 5
12.5.C	Water Conservation Opportunities including LEED certification, compliance with local plan requirements, reduction of water use through efficient fittings, water demand values, rainwater capture and reuse for non-domestic supply and secondary feed for WCs, treatment and distribution will be implemented pursuant to Section 4 of the Water Strategy.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.4	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.2: Water Strategy, Section 4	Environmental Controls: Section 5X
12.6.C	The proposed surface water strategy comprising of sustainable drainage systems (SUDS), conveyance network, flow controls, strategic attenuation, pollution prevention, rainwater harvesting, operation and maintenance schedule for SUDS components, and the foul drainage strategy will be implemented pursuant to Section 5 of the Drainage Strategy.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.5	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5	Environmental Controls: Section 5
12.7.C	The detailed design of proposed works to Elstow Brook and Core Zone watercourse will be progressed by the relevant Undertaker in consultation with the IDB and EA, and subject to Land Drainage Consent.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.8	✓			✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5	Environmental Controls: Section 5
12.8.C	The proposed road crossing located in West Gateway Zone over Elstow Brook will consist of a clear span bridge with the soffit level set 600mm higher than the 1 in 100 year plus climate change modelled river level. The bridge abutments will be set back 10m from the top of bank with detailed design informed by riparian habitat, bank stability and ecological importance to reduce impacts.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.3 and Table 12-9				✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.9.C	The watercourse will be constructed early in the programme to allow time for relocated planting, landscape, and habitat to establish before construction of the main development.	Part Two – ES Chapters, Chapter 12: Water Resources, Table 12-8	✓				Part Four – ES Appendices, Annex 3: Construction Access and Phasing of Appendix 2.3: OCEMP.	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
12.10.C	The diverted watercourse cross section will include an enhancement with variable, meandering routes (though top of banks remain straight) which may include alternate berms in the channel to vary flow and provide sinuosity, gravel bed for sediment control, and flat landings for safety and to support habitat.	Part Two – ES Chapters, Chapter 12: Water Resources, Table 12 – 8	✓				Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5	Proposed Condition 5
12.11.C	9m byelaws remain from existing top of banks for IDB Maintained watercourses on both sides and including culverts ('IDB Byelaw Zone'). The Land Drainage Consent to be approved by the IDB permits activities within this margin. Proposals in the IDB Byelaw Zone will predominantly consist of landscaped vegetation to protect riparian habitat.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.18	✓	✓		✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy, Section 5	Environmental Controls: Section 5
12.12.C	Water reduction measures shall be implemented, including: ▪ Specification of low flow equipment; ▪ Education of Site workers conserving water (e.g., switching off taps, plant, and equipment when not in use); ▪ Wheel washing recycling systems; and ▪ Rainwater harvesting where appropriate (e.g., cabin roof drainage).	Part Two – ES Chapters, Chapter 12: Water Resources, Table 12-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.13.C	Further targeted Ground Investigation during the preconstruction detailed stages will be carried out by the Undertaker(s) and include groundwater monitoring required to understand seasonal fluctuations, which may impact excavations in proximity to ground water levels. This will be controlled on-Site to reduce the risk of workers drowning in excavations, or plant machinery being damaged.	Part Two – ES Chapters, Chapter 12: Water Resources, Table 12-8	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.10	Proposed Condition 5

Table 20-17 - Operational Phase Mitigation and Commitments from Chapter 12: Water Resources

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 12: WATER RESORCES: Operational Phase								
12.1.O	Surface water runoff disposal is via discharge to watercourse due to existing clay soils, land drainage networks and shallow ground water, leading to the understanding that soakaways are unviable. Infiltration rates will be confirmed by the relevant Undertaker via further on-Site ground investigation before Construction.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.34	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.2.O	Surface water runoff rates are controlled to existing greenfield QBAR values providing betterment in comparison with the existing baseline for return periods higher than QBAR (approximately 1 in 2-year return period).	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.34	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.3.O	Surface water runoff volumes are attenuated for up the 1 in 100-year return period rainfall event plus 40% climate change and stored in SUDS detention basins and wetlands.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.34	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12:3 Drainage Strategy Section 5	Environmental Controls: Section 5
12.4.O	Pollution prevention includes the SUDS management train capturing sediments, and treating suspended solids, metals, and hydrocarbons, close to source.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.34	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.5.O	West and East Gateway Zones include localised surface water systems with outfalls to nearby watercourses and provide independent attenuation and pollution prevention measures.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.35			✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.6.O	Core Zone includes an enhanced ordinary watercourse discharging to Lake Zone, diverted during the Construction Phase and conveys unrestricted flows from the Zone, whilst allowing for upstream overflow runoff from Coronation Pit and Stewartby Residential Development. Localised on-Site treatment includes swales and underground proprietary treatment systems.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.36	✓	✓			Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.7.O	Lake Zone includes the strategic surface water attenuation in the form of enhanced clay pits and lakes. Surface Water from Core and Lake Zone enters the existing Kempston Hardwick Pit – Artificial Lake as a primary treatment stage, which cascades into the northern clay pits and continues routing northeast following existing topography. The existing clay pits are approximately 3m to 6m lower than the nearby outfall at Elstow Brook and therefore pumping is required.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.37	✓	✓			Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.8.O	A proposed pumping station is located in the northern part of the Site and will pump flows to a proposed water treatment works located to the southern part of Lake Zone. Surface Water runoff will then be treated for re-use and supplied to the Core Zone for process water. In the event that the water treatment works and attenuation features are full, excess surface water will overflow into Elstow Brook at controlled QBAR greenfield runoff rates.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.38	✓	✓			Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
12.9.O	The proposed Surface Water Strategy shown in Appendix 12.3: Drainage Strategy (Volume 3) Section 5 is driven by the maintenance of existing biodiversity and ecological enhancement. This includes protecting and improving the Riparian Zone along Elstow Brook and the diverted	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.39	✓	✓		✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	watercourse in Core Zone. Ecological consideration also includes limited isolated work to Kempston Hardwick Clay Pits (North) Artificial Lake, undertaking remedial improvement (removal of silt, rubble, bricks) to the lake and disused pits, and re-profiling of existing banking with varied side slopes and flat landings. The design proposals protect existing habitat and provide a supporting environment for biodiversity and self-sustaining ecosystems.							
12.10.O	Surface water drainage includes required pollution controls, removing pollutants from water before it discharges into the drainage water ponds, per the CIRIA SUDS Manual Simple Index Approach.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.40	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5 and Annex 3	Environmental Controls: Section 5
12.11.O	UDX will maintain all drainage within Core and Lake Zone in accordance with Annex 3 SUDS Maintenance Schedule in Appendix 12.3 Drainage Strategy (Volume 3) – Bedford Group IDB have a duty to exercise a general supervision relating to drainage within its district. Under the Land Drainage Act 1991 are permissive legal powers that permit the IDB to access, maintain and improve watercourses within its area.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.41	✓	✓			Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5 and Annex 3	Environmental Controls: Section 5
12.12.O	As shown in **Appendix 12.1: Flood Risk Assessment (Volume 3)** Section 6, and on the **Parameter Plans - Entertainment Resort Complex Land Use (Document Reference 1.10.0)**, the majority of the Site is located in Flood Zone 1 with only essential infrastructure (spine roads), more vulnerable use (mixed use/visitor accommodation) and water compatible use (landscaped space) proposed in Flood Zone 2 and 3. The Site has been arranged to prioritise development in Flood Zone 1 and as stated in **Appendix 12.1: Flood Risk Assessment (Volume 3)** Section 6.2 Sequential and Exception Test, More Vulnerable land use is permitted on Flood Zone 3, as the remaining developable area.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.43	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.1: Flood Risk Assessment, Section 6.	Environmental Controls: Section 5
12.13.O	As shown in Appendix 12.1: Flood Risk Assessment (Volume 3) Section 6, where development is located in the northern part of Lake Zone , proposed levels in Flood Zone 2 and 3 will be raised to 30.60m AOD rounded up which is 600mm higher than the 1 in 100 year modelled flood level plus 20% Climate Change of 29.973m AOD above modelled river levels including an allowance for climate change to ensure no on-Site flood risk. Proposed levels in the Ecological Enhancement Area adjacent to the Site boundary at the northern edge of the Lake Zone shown on **Parameter Plans - Entertainment Resort Complex Land Use (Document Reference 1.10.0** (approximately 6.2 hectares) will be lowered approximately 300mm to maintain surface level flood volume capacity (Flood Zone 3) in the event that water overtops from Elstow Brook, ensuring no increase to off-Site flood risk.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.44		✓			Part Four – ES Appendices, Appendix 12.1: Flood Risk Assessment, Section 6	Environmental Controls: Section 5
12.14.O	Where isolated areas of surface water flood risk are shown, proposed finished ground levels stated in **Appendix 12.1: Flood Risk Assessment (Volume 3)** Section 7 and the surface water strategy as shown in **Appendix 12.3: Drainage Strategy (Volume 3)** Section 5 is designed to ensure no increase to flood risk as a result of development.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.45	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.1: Flood Risk Assessment, Section 7 and Appendix 12.3: Drainage Strategy Section 6	Environmental Controls: Section 5
12.15.O	The watercourse in the Core Zone will be permanently diverted during the Construction Phase and during the Operational Phase will become fully established with planting, landscaping, and habitat. The watercourse will be maintained in accordance with the SUDS maintenance schedule	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.47	✓				Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	included in Annex 3 of **Appendix 12.3: Drainage Strategy (Volume 3)** to reduce the ongoing effects during the Operational Phase.							
12.16.O	In accordance with Environmental Permitting (England and Wales) Regulations 2016, to safeguard the water environment, including Elstow Brook, local watercourses and groundwater from pollutants mentioned above, the relevant Undertaker will implement the following embedded mitigation measures. These measures will be in accordance with the *Association for Petroleum & Explosives Administration Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations* and are included in WG1.1 in **Design Standards (6.3.0)** and are summarised below: ▪ Separate underground drainage systems with corrosion protection, discharging to the foul water network via an oil separator tank in accordance with *BS EN 858-1:2003;* ▪ The fuelling dispensing area will be covered with a roof and include a continuous spillage intercepting channel around edge; ▪ The Wash Bay will drain via an oil separator to the foul system; ▪ Impermeable areas not at risk from fuel contamination (e.g., parking areas, kiosk building roof) will drain to the surface water system via a by-pass separator; ▪ Isolator shut off valves will be included in the event of emergency spills, fire, vandalism, to lock the drainage system, until clean-up has been completed; ▪ The underground separators will be inspected and maintained in accordance with *BS EN 858-2:2003*; ▪ All dispensers flitted with a leak proof drip tray or membrane arrangement ensuring no leaks can be diverted to the surface water system; ▪ Underground storage tanks to comply with PPG27 Installation, decommissioning and removal of underground storage tanks; ▪ A trade effluent licence will be obtained by the relevant Undertaker in agreement with Anglian Water as stated in the SoAP (**Appendix 4** of the **Planning Statement (Document Reference 6.1.0)**); ▪ Selection and use of an appropriate leak detection system; and ▪ Operation of the fuelling station will comply with all relevant permits, licences, and certification.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.51				✓	Part Six – Other Documents, Design Standards, Section 3	Design Standard WG1.1
12.17.O	**Water Strategy (Volume 3)** Section 4 includes a sustainable approach to water using strategic rainwater harvesting in the Lake Zone Clay Pits, which will be stored and pumped to an on-Site process non-potable water treatment works and distributed through a non-potable network across the Core Zone.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.53	✓	✓			Part Four – ES Appendices, Appendix 12.2: Water Strategy Section 4	Environmental Controls: Section 5
12.18.O	Design of the non-potable water system, including the capture of rainwater, the treatment and the distribution system will follow the requirements specified in the British Standard BS EN 16941-1:202412.	Part Two – ES Chapters, Chapter 12: Water Resources, Section 12.6.54	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.2 Water Strategy Section 4	Environmental Controls: Section 5
12.19.O	Development proposals located alongside the Elstow Brook to allow for a 10m landscaped buffer to reduce permanent loss of landscape vegetation and riparian habitat.	Part Two – ES Chapters, Chapter 12: Water Resources, Table 12-8	✓	✓		✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5

Table 20-18 – Construction Phase Mitigation and Commitments from Chapter 13: Socio-economics

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 13: SOCIO ECONOMICS: Construction Phase								
13.1.C	Document 6.12 – Employment and Skills Plan provides evidence of UDX's track record in delivering good quality employment and training and includes explicit commitments that the Principal Contractor(s) will have to commit to during construction which are in line with best practise. This includes: ▪ UDX will make sure that Principal Contractors actively engage with local students within Bedford and Central Bedfordshire and give priority access to qualified local students in the hiring process. ▪ UDX will require that the Principal Contractors for Theme Park construction will have 'The 5% Club' accreditation (or equivalent at the time of contracting services). This will make sure that the Principal Contractor of the proposed Theme Park is committed to providing 5% of positions in 'earn and learn' positions, including apprenticeships, sponsored students, and graduates on formalised training schemes. Members of 'The 5% Club' across the UK collectively employ more than 1.8m employees, 79,000 apprentices, 18,000 people on graduate programmes, and 9,000 sponsored students. This means that more than 106,000 people have been given skills-based training opportunities by 'The 5% Club' members. ▪ UDX commits to ensuring that local skilled workers within Bedford and Central Bedfordshire receive priority access to employment opportunities. Principal Contractors will be required to actively promote these opportunities, emphasising the importance of hiring qualified people locally within Bedford and Central Bedfordshire. UDX will require the Principal Contractors and any relevant sub-contractors to pay at least the National Living Wage. A fair and liveable wage enables employees to lead a dignified life, with access to the opportunities and choices needed to fully participate in society.	Part Two – ES Chapters, Chapter 13: Socio Economics, Table 13-47	✓				Part 6 – Other Document, Document 6.12.0: Employment and Skills Plan	Environmental Controls: Section 7
13.2.C	In order to mitigate against the cautious worst-case scenario being realised with respect to the demand for temporary accommodation, the monitoring of whether any temporary workforce accommodation is required and the delivery of such temporary workforce accommodation would be secured through a condition attached to any planning permission for the Proposed Development requiring: ▪ The monitoring of workforce accommodation patterns starting upon the conclusion of the earthworks and grading phase of construction (estimated to be Autumn 2027). ▪ A quarterly monitoring report to be produced for discussion at the next socio-economic taskforce meeting to take place after production of the report. ▪ That if the quarterly monitoring report determines that more than 535 serviced accommodation rooms within the core study area (Bedford and Central Bedfordshire) are being used by the construction workers for the Proposed Development (the "Threshold"), implementation of the following mitigation measures: ▪ Upon the Threshold being hit for the first time, an action plan would be prepared detailing how any temporary workforce accommodation facility would be provided and the action plan would be submitted and presented to the socio-economic taskforce; and	Part Two – ES Chapters, Chapter 13: Socio Economics, Table 13-47	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 13.1: Temporary Workforce Accommodation Strategy	Proposed Condition 6

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	▪ If the next two subsequent consecutive quarterly monitoring reports demonstrate that the Threshold is still being exceeded, the provision of a temporary workforce accommodation facility (which may be on-Site or off-Site) but if both Bedford BC and Central Bedfordshire BC confirm in writing that the exceedance of the Threshold in a given quarter is not an issue then this quarter would not be counted towards determining whether a temporary workforce accommodation facility is required. ▪ The Monitoring Reporting shall continue until Grand Opening. Such monitoring would restart should future construction works include above 2,500 construction workers at any one time. At which point, it will continue until the Secretary of State determines at his or her discretion that the monitoring is no longer required or where the number of construction falls to 2,500 or below (whichever occurs first). To the extent that any temporary workforce accommodation facility constitutes two or more dwellings to be temporarily provided in a building with 18 or more metres in height or which contains 7 or more storeys then a fire statement would be prepared before such building is occupied.							
13.3.C	Throughout the construction period access for emergency vehicles will be maintained to and around the Site. Any closure to any such routes shall be controlled and managed to maintain access and suitable through routes for emergency vehicles at all times.	Part Two – ES Chapters, Chapter 13: Socio Economics, Table 13-47	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.11	Proposed Condition 5
13.4.C	All workers will be required to adhere to the Worker Code of Conduct. This details the behavioural standards expected of them, as well as of all workers for contractors throughout the supply chain. It will be the responsibility of the Principal Contractor to make sure its workers adhere to the code of conduct. This will be made clear in the tender process by UDX for the Principal Contractor. The code contains enforcement provisions designed to ensure that the entire workforce have no impact on the local community in terms of antisocial behaviour, vandalism, property destruction or other types of social crime.	Part Two – ES Chapters, Chapter 13: Socio Economics, Table 13-47	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 2.4	Proposed Condition 5
13.5.C	In the Construction Phase, UDX will implement initial first aid treatment support services designed to provide timely response to a variety of commonly seen urgent/ emergent injuries and illnesses presented by team members and contractors. Initial treatment will include basic first aid up to and including the application of basic life support. Basic life support means non-invasive emergency procedures applied to assist in the immediate survival of the patient including cardiopulmonary resuscitation (CPR), application of an automatic external defibrillator (AED), bleeding control, fracture stabilisation, and spinal immobilisation. Patients will be referred to definitive health care when: ▪ A life threating medical emergency is present or presented. ▪ The injury or illness episode cannot be fully assessed or treated within the scope of first-aid; ▪ The illness presents a health risk to others (i.e. communicable disease other than flu/cold); ▪ The condition is chronic or needs ongoing regular health care; andWhere required under public health law, NHS standard of care or when requested by the injured or ill party.	Part Two – ES Chapters, Chapter 13: Socio Economics, Table 13-47	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.11	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
13.6.C	UDX will liaise with the local health care system providers to validate shared understanding of available resources and support opportunities, share knowledge of operations and protocols for occupational incidents and return to work availabilities, and patient communications and information. The Principal Contractor will also liaise with emergency responders related to site response locations, protocols, operational risks, and site familiarity to facilitate efficient and effective incident response. The Principal Contractorwill communicate and gain mutual understanding of onsite rescue/response resources and identification of agency support and equipment needs. UDX will offer and provide onsite emergency drills and training opportunities for responder agencies.	Part Two – ES Chapters, Chapter 13: Socio Economics, Table 13-47	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.11	Proposed Condition 5

Table 20-19 - Operational Phase Mitigation and Commitments from Chapter 13: Socio-economics

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 13: SOCIO ECONOMICS: Operational Phase								
13.1.O	Implementation of an Employment and Skills Plan with initiatives designed to maximise the employment and skills benefits for residents in Bedford and Central Bedfordshire (as well as other nearby local authorities) to be implemented by UDX in the operational phase, including the following: ▪ UDX will commit to providing 55 apprenticeships annually by the second full year of operation, rising to 70 apprenticeships annually from the fifth full year of operation; ▪ UDX will commit to providing 15 internships annually by the second full year of operation, rising to 35 from the fifth full year of operation; ▪ By the second full year of operation the Theme Park on the Core Zone will provide support for high risk or socio-economically disadvantaged populations. Support will be delivered for 40 eligible students. This could include programming such as Mentorship Programmes, Career Guidance, Job Readiness Upskilling, and other Support for Educational Resources as needed; and ▪ UDX will commit to working with local organisations that provide opportunities for those with varying abilities. UDX will commit to providing support, training, and accommodations to help local people with varying abilities secure meaningful employment within the Theme Park.	Part Two – ES Chapters, Chapter 13, Socio Economics, Table 13-48	✓				Part 6 – Other Documents, Document 6.12.0: Employment and Skills Plan	Environmental Controls: Section 7
13.2.O	UDX will provide first aid services to respond to urgent injuries and illnesses for guests, team members, contractors, and vendors, including basic life support like CPR, AED use, bleeding control, and fracture stabilisation. Patients needing further care, such as those with life-threatening emergencies or communicable diseases, will be referred to healthcare providers. UDX will also offer wellness support, reducing workplace risks and implementing health screening programs. UDX will collaborate with local healthcare providers and emergency responders, ensuring shared protocols, familiarisation with site risks, and conducting emergency drills to enhance incident response.	Part Two – ES Chapters, Chapter 13, Socio Economics, Table 13-48	✓	✓	✓	✓	Part 6 – Other Documents, Document 6.12.0: Employment and Skills Plan	Environmental Controls: Section 7
13.3.O	UDX will liaise with the local health care system providers to validate shared understanding of available resources and support opportunities, share knowledge of operations and protocols for occupational incidents and return to work availabilities, and patient communications and information. UDX will also liaise with emergency responders related to site response locations, protocols, operational risks, and site familiarity to facilitate efficient and effective incident response. UDX will communicate and gain mutual understanding of onsite rescue/response resources and identification of agency support and equipment needs. UDX will offer and provide onsite emergency drills and training opportunities for responder agencies.	Part Two – ES Chapters, Chapter 13, Socio Economics, Table 13-48	✓	✓	✓	✓	Part 6 – Other Documents, Document 6.12.0: Employment and Skills Plan	Environmental Controls: Section 7

Table 20-20 - Construction Phase Mitigation and Commitments from Chapter 14: Greenhouse Gases

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 14: GREENHOUSE GASES: Construction Phase								
14.1.C	There is a commitment from UDX to implement design measures that include the Leadership in Energy and Environmental Design (LEED) Gold level criteria under LEED Cities and Communities and LEED Building Design and Construction for UDX's flagship buildings. For the applicable components of the Proposed Development for which UDX is the Undertaker, including those point categories that have opportunities for energy reduction and a reduced carbon footprint for the Construction and Operational Phases, a focus on the following areas relevant to the assessment of GHG emissions are: ▪ Site (access to public transit and amenities); ▪ Energy (reducing emissions, improving efficiency, and shifting to clean energy); ▪ Materials (prioritising circular, low-carbon materials); ▪ Waste (strive to limit waste in facility construction and operations); and Water (conserving freshwater resources through reduction and recycling of potable water).	Part Two – ES Chapters, Chapter 14: Greenhouse Gases, Section 14.3.6 and 14.3.7	✓	✓		✓	Part Four – ES Appendices, Appendix 14.1: Carbon Management Plan	Environmental Controls: Section 9
14.2.C	National Highways and Network Rail, as relevant Undertakers who will take forward their respective elements of the Proposed Development, have adopted the PAS 2080:2023 Standard for Carbon Management in Buildings and Infrastructure. PAS 2080:2023 Standard is being implemented by these relevant Undertakers, which will require the implementation of measures for whole-life carbon management and carbon reduction during the design, construction, and operation of their respective elements of the Proposed Development.	Part Two – ES Chapters, Chapter 14: Greenhouse Gases, Section 14.3.9	✓		✓	✓	Part Four – ES Appendices, Appendix 14.1: Carbon Management Plan	Environmental Controls: Section 6
14.3.C	UDX will apply the PAS 2080:2023 standard for carbon management in buildings and infrastructure, as a basis for design optimisation and establishing metrics and targets for carbon reduction during the Construction Phase, incorporating UDX's LEED certification goals for the applicable components of the Proposed Development for which UDX is the Undertaker and measures identified in Appendix 14.1: Carbon Management Plan (Volume 3). This will be secured through the development of Carbon Management Reports produced at each project Stage summarising the carbon management process adhered to through that stage of work.	Part Two – ES Chapters, Chapter 14: Greenhouse Gases, Table 14.5	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 14.1: Carbon Management Plan	Environmental Controls: Section 6
14.4.C	UDX will use procurement mechanisms through PAS 2080:2023 (and UDX's LEED certification process relevant to the applicable components of the Proposed Development for which UDX is the Undertaker) to include carbon management as a differentiating factor through the supply chain. Procurement documentation will identify that materials and products with reduced embodied carbon emissions and materials/resources featuring recycled content are preferred (where safe and of sufficient integrity for engineering).	Part Two – ES Chapters, Chapter 14: Greenhouse Gases, Table 14.5	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 14.1: Carbon Management Plan	Environmental Controls: Section 6

Table 20-21 – Operational Phase Mitigation and Commitments from Chapter 14: Greenhouse Gases

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 14: GREENHOUSE GASES: Operational Phase								
14.1.O	There is a commitment from UDX to implement design measures that include the Leadership in Energy and Environmental Design (LEED) Gold level criteria under LEED Cities and Communities and LEED Building Design and Construction for UDX's flagship buildings. For the applicable components of the Proposed Development for which UDX is the Undertaker, including those point categories that have opportunities for energy reduction and a reduced carbon footprint for the Construction and Operational Phases, a focus on the following areas relevant to the assessment of GHG emissions are: ▪ Site (access to public transit and amenities); ▪ Energy (reducing emissions, improving efficiency, and shifting to clean energy); ▪ Materials (prioritising circular, low-carbon materials); ▪ Waste (strive to limit waste in facility construction and operations); and Water (conserving freshwater resources through reduction and recycling of potable water).	Part Two – ES Chapters, Chapter 14: Greenhouse Gases, Section 14.3.6 and 14.3.7	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 14.1: Carbon Management Plan	Environmental Controls: Section 9
14.2.O	National Highways and Network Rail, as relevant Undertakers who will take forward their respective elements of the Proposed Development, have adopted the PAS 2080:2023 Standard for Carbon Management in Buildings and Infrastructure. PAS 2080:2023 Standard is being implemented by these relevant Undertakers, which will require the implementation of measures for whole-life carbon management and carbon reduction during the design, construction, and operation of their respective elements of the Proposed Development.	Part Two – ES Chapters, Chapter 14: Greenhouse Gases, Section 14.3.9	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 14.1: Carbon Management Plan	Planning Condition [XX]
14.3.O	UDX will apply the PAS 2080:2023 standard for carbon management in buildings and infrastructure, to integrate whole life carbon management into design decisions for the Proposed Development, including identifying responsibilities for carbon management; targets for whole life carbon; and a regular review process to allow for adoption of future innovations or recommendations for carbon management	Part Two – ES Chapters, Chapter 14: Greenhouse Gases, Table 14-7	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 14.1: Carbon Management Plan	Planning Condition [X]

Table 20-22 - Construction Phase Mitigation and Commitments from Chapter 15: Climate Resilience

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 15: CLIMATE RESILIENCE: Construction Phase								
	NOT APPLICABLE							

Table 20-23 - Operational Phase Mitigation and Commitments from Chapter 15: Climate Resilience

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 15: CLIMATE RESILIENCE: Operational Phase								
15.1.O	Designs will include strategies for managing stormwater runoff and preserving the natural hydrology of the Site.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.3: Drainage Strategy Section 5	Environmental Controls: Section 5
15.2.O	When undertaking design review of the applicable Entertainment Resort Complex components as required to satisfy the law as set out in HSE Fairgrounds and amusement parks: Guidance on safe practice (2017). UDX must also include in its (i) design calculations consideration of wind speeds and temperatures for the local area as projected in UKCP18, (ii) design risk assessment consideration of materials that are suitably resilient to high temperatures and high winds of the type projected for the local area in UKCP18, and (iii) operating instructions to be used during operations of the particular component consideration of component fatigue life and weather restrictions suitable for the local area climate projections in UKCP18.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓				Part Six – Other Documents, Design Standards, Section 4	Design Standards CZ4.1
15.3.O	During the design of buildings, due regard must be given to the temperatures, heavy rain fall events, and wind speeds projected for the local area by UKCP18.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents: Design Standards, SW4.4	Design Standard SW4.4.
15.4.O	Buildings should include water efficient fittings and appliances to reduce water consumption from the guests and the workforce	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.2: Water Strategy Section 4	Environmental Controls: Section 5
15.5.O	Structures to be raised above the base flood elevation to reduce the risk of inundation.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 12.1: Flood Risk Assessment	Environmental Controls: Section 5
15.6.O	Roads and hard paved areas include surface profiles to discharge surface water, with drainage facilities provided to store surface water at design storm conditions, inclusive of increased storm rainfall criteria arising from climate change.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Drainage Strategy, Section 5.3	Environmental Controls, Section 5
15.7.O	Paved highway surfaces and highway structures include drainage provisions to discharge surface water. Discharge routes for surface water during storms are designed to avoid causing flooding of building thresholds. Where appropriate, edge of road pavement foundation drainage will be provided to make sure ground water conditions do not rise and threaten to weaken the road foundation.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Drainage Strategy, Section 5.3	Environmental Controls, Section 5
15.8.O	The design process will identify a suitable maintenance regime for the highway infrastructure, inclusive of drainage system.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Drainage Strategy, Section 5.3	Environmental Controls, Section 5
15.9.O	The design of the drainage system takes into consideration extreme rainfall events up to the 1 in 100-year plus a climate change uplift. In addition to the designed network current standards set out in the National Planning Policy Framework require understanding of flow routing, therefore, where possible, the design of the landform shall aim to divert extreme events to	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Drainage Strategy, Section 5.3	Environmental Controls, Section 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
	safe locations. The maintenance regime recommends inspections for all extreme events to identify any early signs of failure.							
15.10.O	The surface water design analysis for hard landscaping and street furniture includes up to the 1 in 100-year return period plus 40% climate change applied to rainfall intensity based on Environment Agency guidance. Considering future climate change, river levels and any proposed ground levels near to, or over the Elstow Brook would have a +600mm clearance if river flood levels abnormally rise.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Drainage Strategy, Section 5.3	Environmental Controls, Section 5
15.11.O	For proposed drainage systems becoming overwhelmed due to flash storms and return periods greater than 1:100-year event, finished ground levels shall be designed so that surface water exceedance routes allow excessive runoff to route away from buildings, infrastructure and toward conveyance features (ditches/rivers). Clay Pits will be used to strategically store runoff from rainwater for 35 days collection period and used for process water (washdown and irrigation).	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Drainage Strategy, Section 5.3	Environmental Controls, Section 5
15.12.O	Parking and hardscape materials shall be specified with a high solar reflectance index (SRI) to help reduce the heat island effect.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Design Standards, Section 4	Design Standard SW4.2
15.13.O	Projects should consider current and future vulnerability of the rail station(s) to weather impacts, such as susceptibility to site flooding, or extreme weather including high winds, extreme temperatures and heavy rainfall. These vulnerabilities may be exacerbated by the effects of climate change which may alter the severity, frequency and impact of weather events. Climate Change Projections Guidance and Route Plans can help provide predictions of future climate changes at each location.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9			✓	✓	Part Six – Other Documents, Design Standards, Section 4	Design Standard SW4.4
15.14.O	The Designer for rail related works will undertake a climate change impact assessment using relevant data sources and develop a Weather Resilience and Climate Change Adaptation (WRCCA) Risk Report using the WRCCA Impact Assessment and Climate Change Projections guidance notes.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table15-9			✓	✓	Part Six – Other Documents, Design Standards, Section 4	Design Standard EG4.2
15.15.O	A regular and monitored watering programme for survival of planting through periods of drought	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 6.5: Outline Landscape and Ecological Management Plan (OLEMP), Section 5	Environmental Controls, Section 1
15.16.O	All earthwork surfaces will be finished with topsoil and planted, to provide a resilient surface.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.5,	Environmental Controls, Section 1
15.17.O	Planting a diverse mix of species which can tolerate varying weather conditions and provide a level of biosecurity. Tree cover and wetland habitat will be maximised where practicable, to encourage localised cooling in hot weather.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓			Part Four – ES Appendices, Appendix 6.4: Outline Habitat Creation and Enhancement Plan Section 3	Environmental Controls, Section 1
15.18.O	Topographical mounds, and tree and buffer planting around the edge of the Site, and at suitable points within it, will help to reduce wind velocity around the Site.	Part Two – ES Chapters, Chapter 15: Climate Resilience,	✓	✓	✓	✓	Part Six – Other Documents, Design Standards, Section 6	Design Standard SW6.2

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
15.19.O	UDX will develop emergency response plans for extreme weather events, including communication and information sharing with visitors and workers on Site, and those planning to visit Site.	Part Two – ES Chapters, Chapter 15: Climate Resilience,	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
15.20.O	UDX will develop emergency response plans for extreme weather events, including communication and information sharing with workers on Site and those planning to visit Site.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
15.21.O	The UDX Environmental Health and Safety team shall establish safety thresholds relating to weather conditions of extreme heat, cold or high winds during which would necessitate operational changes or temporary closure of the Theme Park to the public.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
15.22.O	All new power and telecommunications cables within the site will be installed below ground.	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Design Standards, Section 4	Design Standard SW4.3
15.23.O	During the design of buildings and structures, including utilities and services (with the exception of the elements covered by CZ4.1), due regard will be given to the temperatures, heavy rain fall events, and wind speeds projected for the local area by UK Climate Projections (UKCP) 18	Part Two – ES Chapters, Chapter 15: Climate Resilience, Table 15-9	✓	✓	✓	✓	Part Six – Other Documents, Design Standards, Section 4	Design Standard SW4.4.

Table 20-24 - Construction Phase Mitigation and Commitments from Chapter 16: Major Accidents and Disasters

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 16: MAJOR ACCIDENTS AND DISASTERS: Construction Phase								
16.1.C	The relevant Undertaker has committed to constructing and managing the Proposed Development in accordance with the following non-exclusive list of standards and systems: ▪ Programme of hazard identification studies to produce an inherently safe design and to ensure residual risks are managed to be As Low As Reasonably Practicable (ALARP) as required by legislative drivers outlined in Paragraph 16.4.13 and Paragraph 16.4.30; ▪ Environmental, Health & Safety Management systems; ▪ CDM Health & Safety Plan (relevant to Construction Phase only): ▪ Supplier management environmental, health & safety standards (e.g., Construction Skills Certification Scheme); and ▪ OCEMP(Appendix 2.3: OCEMP (Volume 3)) for Construction Phase environmental mitigation (to include, for example, appropriate containment measures to prevent releases of potential pollutants).	Part Two – ES Chapters, Chapter 16: Major Accidents and Disasters, Section 16.6.2. and Part Four – Appendices, Appendix 16.2: Major Accidents and Disasters Risk Record.	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.13.	Proposed Condition 5
16.2.C	Additional mitigation measures have been identified for each potential MA&D Event and are presented in Appendix 16.2: Major Accidents and Disasters Risk Record (Volume 3).	Part Two – ES Chapters, Chapter 16: Major Accidents and Disasters, Section 16.6.3. and Part Four – Appendices, Appendix 16.2: Major Accidents and Disasters Risk Record.	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.13	Proposed Condition 5
16.3.C	Emergency plan will consider the potential risks associated with an off-site fire, in particular at the sites listed in the Risk Record.	Part Four – Appendices, Appendix 16.2: Major Accidents and Disasters Risk Record, Row, Rows 1 and 2	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
16.4.C	The Undertaker will engage with the operators of the LNG storage facility to agree emergency procedures. The development will comply with the Design Standards including Design Standard LZ2.1 which requires that the type, size and intensity of buildings in the Lake Zone shall comply with the HSE's Land Use Planning Methodology to ensure that the risks associated with the existing LNG facility at ASDA, Marsh Leys Cottages, Farm Woburn Rd, Kempston, Bedford MK43 9AB is appropriately considered. CDM Risk Register will consider the potential risks associated with the presence of the LNG storage facility and identify appropriate mitigation following engagement with the HSE/the LNG storage operator.	Part Four – Appendices, Appendix 16.2: Major Accidents and Disasters Risk Record, Row 5		✓			Part Six – Other Documents, Design Standards, Section 2 and Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.13	Design Standard LZ2.1 and Proposed Condition 5
16.5.C	The CDM Risk Register will identify potential risks associated with the presence of those aerodromes within a 13km radius of the Proposed Development and the requirement to notify as appropriate.	Part Two – ES Chapters, Chapter 16: Major Accidents and Disasters, Table 16-5. and Part Four – Appendices,	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.13	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
		Appendix 16.2: Major Accidents and Disasters Risk Record						
16.6.C	Crane operator to notify the Civil Aviation Authority (CAA).	Part Four – Appendices, Appendix 16.2: Major Accidents and Disasters Risk Record, Row 6	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.13	Proposed Condition 5

Table 20-25 - Operational Phase Mitigation and Commitments from Chapter 16: Major Accidents and Disasters

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 16: MAJOR ACCIDENTS AND DISASTERS: Operational Phase								
16.1.O	The relevant Undertaker has committed to constructing and managing the Proposed Development in accordance with the following non-exclusive list of standards and systems: ▪ Programme of hazard identification studies to produce an inherently safe design and to ensure residual risks are managed to be ALARP; ▪ Environmental, Health & Safety Management systems; and ▪ Security and Emergency Management Plan (Document Reference 6.4.2.0) for Operation Phase emergency preparedness and response planning (to include, for example, malicious attacks, loss of containment from the adjacent LNG facility).	Part Two – ES Chapters, Chapter 16: Major Accidents and Disasters, Section 16.6.2. and Part Four – Appendices, Appendix 16.2: Major Accidents and Disasters Risk Record.	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
16.2.O	During the Operational Phase there is the risk of fire associated with a Battery Energy Storage Facility (BESS), if constructed, which would be located in the utilities compound in the Lake Zone. The BESS would be designed and constructed in accordance with UK guidelines/requirements, including appropriate fire safety measures and defined exclusion zones.	Part Four – ES Appendices, Appendix 16.1: Major Accidents and Disasters Long List		✓			Part Six – Other Documents, Design Standards, Section 2	Design Standard LZ2.3
16.3.O	Pyrotechnics will be stored in the Core Zone in accordance with the requirements of the Explosives Regulations 2014, these will be stored in an appropriately designed building and separation distances will be defined depending on the quantity of explosives and the type of building in which they are stored.	Part Four – ES Appendices, Appendix 16.1: Major Accidents and Disasters Long List	✓				Part Six – Other Documents, Design Standards, Section 2	Design Standards CZ2.2.
16.4.O	Firework displays will be undertaken occasionally, the fireworks will be delivered directly to the launch location in the Core Zone (where they will be temporarily stored before use). Once delivered, the fireworks will be stored and handled in accordance with developed safety protocols in accordance with applicable regulatory requirements.	Part Four – ES Appendices, Appendix 16.1: Major Accidents and Disasters Long List	✓				Part Six – Other Documents, Design Standards, Section 2	Design Standards CZ2.1.
16.5.O	The type, size and intensity of buildings in the Lake Zone shall comply with the HSE's Land Use Planning Methodology to ensure that the risks associated with the existing LNG facility at ASDA, Marsh Leys Cottages Farm, Woburn Road, Kempston, Bedford MK43 9AB is appropriately considered as set out in Design Standard LZ2.1. Engage with the operators of the LNG storage facility to agree emergency procedures as set out in the Security and Emergency Management Plan (document reference 6.4.2.0). The Security and Emergency Management Plan (Document Reference 6.4.2.0) will outline the actions to be taken in the event of a release of LNG.	Part Two – ES Chapters, Chapter 16: Major Accidents and Disasters, Table 16-5. and Part Four – Appendices, Appendix 16.2: Major Accidents and Disasters Risk Record Rows 3 and 5		✓			Part Six – Other Documents, Design Standard, LZ2.1 and Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Design Standard LZ2.1 and Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
16.6.O	The Proposed Development will be designed and constructed in accordance with relevant standards and mitigation measures to address potential risks associated with crowding of people, including the following measures: ▪ Hostile vehicle mitigation. ▪ Presence of trained security personnel. ▪ CCTV monitoring; and ▪ Security checks prior to entering the theme park.	Part Two – ES Chapters, Chapter 16, Major Accidents and Disasters, Table 16-6	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)

Table 20-26 - Construction Phase Mitigation and Commitments from Chapter 17: Population and Human Health

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 17: POPULATION & HUMAN HEALTH: Construction Phase								
17.1.C	In the Construction Phase, UDX will implement initial first aid treatment support services designed to provide timely response to a variety of commonly seen urgent/ emergent injuries and illnesses presented by team members and contractors. Initial treatment will include basic first aid up to and including the application of basic life support. Basic life support means non-invasive emergency procedures applied to assist in the immediate survival of the patient including cardiopulmonary resuscitation (CPR), application of an automatic external defibrillator (AED), bleeding control, fracture stabilisation, and spinal immobilisation. Patients will be referred to definitive health care when: ▪ A life threating medical emergency is present or presented. ▪ The injury or illness episode cannot be fully assessed or treated within the scope of first-aid; ▪ The illness presents a health risk to others (i.e. communicable disease other than flu/cold); ▪ The condition is chronic or needs ongoing regular health care; and ▪ Where required under public health law, NHS standard of care or when requested by the injured or ill party.	Part Two – ES Chapters, Chapter 17: Population and Human Health, Table 17-26	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.14	Proposed Condition 5
17.2.C	UDX will cause the Principal Contractor to liaise with the local health care system providers to validate shared understanding of available resources and support opportunities, share knowledge of operations and protocols for occupational incidents and return to work availabilities, and patient communications and information. UDX will cause the Principal Contractor will also liaise with emergency responders related to site response locations, protocols, operational risks, and site familiarity to facilitate efficient and effective incident response. UDX will cause the Principal Contractor to communicate and gain mutual understanding of onsite rescue/response resources and identification of agency support and equipment needs. UDX will cause the Principal Contractor to offer and provide onsite emergency drills and training opportunities for responder agencies.	Part Two – ES Chapters, Chapter 17: Population and Human Health, Table 17-26	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.14	Proposed Condition 5
17.3.C	Throughout the construction period access for emergency vehicles will be maintained to and around the Site. Any closure to any such routes shall be controlled and managed to maintain access and suitable through routes for emergency vehicles at all times.	Part Two – ES Chapters, Chapter 17, Population and Human Health, Table 17-26	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.14	Proposed Condition 5
17.4.C	The following mitigation measures will be implemented in the Construction Phase at respective sensitive receptors, as per Chapter 9: Noise and Vibration (Volume 1). Noise ▪ Principal Contractor(s) to employ Best Practicable Means (BPM) to limit construction noise. Further details on mitigation are set out in Section 4 of Appendix 9.2: Construction Noise and Vibration Assessment (Volume 3). Vibration	Part Two – ES Chapters, Chapter 17, Population and Human Health, Table 17-25	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.4: Outline Construction Environmental Management Plan (OCEMP), Section 3.6	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in: Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone	(5) Mitigation Strategy and Plan	(6) Relevant Control
	▪ Principal Contractor(s) to employ BPM to limit construction vibration. Further details on mitigation set out in Section 4 of Appendix 9.2: Construction Noise and Vibration Assessment (Volume 3). Road traffic noise ▪ Subcontractors will be encouraged to minimise heavy vehicle movements to the Site by means of consolidating payloads. A delivery management system will also be used to regulate the flow of heavy vehicles to and from the Site and minimise the number of arrivals per hour. As outlined in Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3), the following mitigation measures will be implemented in the construction phase to mitigate the health impacts of noise generation. ▪ Advance community notification of out-of-hours or night-time works ▪ UDX will compel the Principal Contractor(s) to issue "look-ahead" bulletins detailing the location, nature, timing and expected duration of any works scheduled outside standard hours, together with the noise-control measures to be employed. ▪ Information will be distributed at least five working days in advance through real-time updates via a project website and/or SMS alert system. ▪ Appointment and proactive deployment of a Community Liaison Officer (CLO) ▪ A dedicated CLO will act as the single point of contact for residents, Bedford Borough Council and other stakeholders. Responsibilities will include: – Maintaining the notification systems above; – Logging, investigating and responding to all noise-related enquiries; – Reporting quarterly to the Principal Contractor(s) and MHCLG on enquiries received and actions taken; and – Attending meetings with socio-economic taskforce .							
17.5.C	Mitigation measures to reduce dust and air quality impacts during construction will be followed. The Principal Contractor must use the Best Practicable Means to control emissions. Based on IAQM guidance, measures are required for Site management, monitoring, preparation and maintenance of the Site, operating vehicles/machinery and sustainable travel, general operations, earthworks, construction and trackout.	Part Two – ES Chapters, Chapter 17, Population and Human Health, Table 17-26	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.6	Proposed Condition 5
17.6.C	Additional mitigation measures to minimise the risk of dust impacts are set out in Section 3.6 of the Outline Construction Environmental Management Plan (Appendix 2.3: Outline Construction Environmental Management Plan (Volume 3)). The Principal Contractor(s) will be required to demonstrate use of Best Practicable Means at all times during the works in mitigating emissions from construction sites and activities. Based on IAQM guidance, measures are required for Site management, monitoring, preparation and maintenance of the Site, operating vehicles/machinery and sustainable travel, general operations, earthworks, construction and trackout.	Part Two – ES Chapters, Chapter 17, Population and Human Health, Table 17-26	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 3.3	Proposed Condition 5

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
17.7.C	Construction workers will adhere to a code of conduct. The code of conduct contains enforcement provisions designed to ensure that the entire workforce have no impact on the local community in terms of antisocial behaviour, vandalism, property destruction or other types of social crime.	Part Two – ES Chapters, Chapter 17, Population and Human Health, Table 17-26	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 2.3: Outline Construction Environmental Management Plan (OCEMP), Section 2.4	Proposed Condition 5
17.8.C	The Employment and Skills Plan (Document Reference 6.12.0) provides evidence of UDX's track record in delivering good quality employment and training and includes explicit commitments that the Principal Contractor(s) will have to commit to during construction which are in line with best practice and will deliver goof quality employment and training opportunities for workers. Wider employment and skills commitments will benefit wider residents of the CSA.	Part Two – ES Chapters, Chapter 17, Population and Human Health, Table 17-26	✓	✓	✓	✓	Part 6 – Other Document, Document 6.12.0: Employment and Skills Plan, Section 6, Table 23	Environmental Controls: Section 7

Table 20-27 - Operational Phase Mitigation and Commitments from Chapter 17: Population and Human Health

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
CHAPTER 17: POPULATION & HUMAN HEALTH: Operational Phase								
17.1.O	UDX will implement initial first aid treatment support services designed to provide timely response to a variety of commonly seen urgent/emergent injuries and illnesses presented by guests, team members, contractors, or third-party on-site vendors. Initial treatment will include basic first aid up to and including the application of basic life support. Basic life support means non-invasive emergency procedures applied to assist in the immediate survival of the patient including cardiopulmonary resuscitation (CPR), application of an automatic external defibrillator (AED), bleeding control, fracture stabilisation, and spinal immobilisation. Patients will be referred to definitive health care when: ▪ A life threating medical emergency is present or presented; ▪ The injury or illness episode cannot be fully assessed or treated within the scope of first-aid: ▪ The illness presents a health risk to others (i.e. communicable disease other than flu/cold); ▪ The condition is chronic or needs ongoing regular health care; and ▪ Where required under public health law, NHS standard of care or when requested by the injured or ill party.	Part Two – ES Chapters, Chapter 17: Population and Human Health, Table 17-27	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
17.2.O	In addition to the emergent incident services noted above, UDX will provide wellness support to Team Members as follows: ▪ Implement, maintain, and monitor mitigations to reduce workplace occupational safety and health risks in alignment with UDX Standards to include ergonomics, occupational contaminants, and environmental exposures to support general health and well-being, bolster labour resource availability and retention, and minimise operational downtime from incidents; and Design programs for screening/surveillance for the initial stages of occupational health issues in alignment with UDX standard.	Part Two – ES Chapters, Chapter 17: Population and Human Health, Table 17-27	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
17.3.O	UDX will liaise with the local health care system providers to validate shared understanding of available resources and support opportunities, share knowledge of operations and protocols for occupational incidents and return to work availabilities, and patient communications and information. UDX will also liaise with emergency responders related to site response locations, protocols, operational risks, and site familiarity to facilitate efficient and effective incident response. UDX will communicate and gain mutual understanding of on-Site rescue/response resources and identification of agency support and equipment needs. UDX will also offer and provide on-Site emergency drills and training opportunities for responder agencies.	Part Two – ES Chapters, Chapter 17: Population and Human Health, Table 17-27	✓	✓	✓	✓	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)	Part Six – Other Documents, Security and Emergency Management Plan (SEMP)
17.4.O	The control of noise from the operation of the Proposed Development is based around the achievement of noise limits at the RCLs, rather than relying on and committing to specific mitigation measures.	Part Two – ES Chapters, Chapter 17: Population and Human Health, Table 17-27	✓	✓	✓	✓	Part Four – ES Appendices, Appendix 9.5: Demonstration of compliance with Operational Phase noise limits, Section 3.1	Environmental Controls, Section 7

(1) ID	(2) Mitigation Measure or Commitment	(3) Source	(4) Needed to Bring Forward Development in:				(5) Mitigation Strategy and Plan	(6) Relevant Control
			Core Zone	Lake Zone	East Gateway Zone	West Gateway Zone		
17.6.O	UDX has established a reputation for implementing successful employment and training initiatives and is committed to collaborating with local government and education and skills providers to launch similar programmes that cater specifically to the local employment and skill needs. UDX is experienced in delivering in-work training, apprenticeships, and internships, which can also be delivered at the Proposed Development. The UDX existing apprenticeship programme supports those aiming for technical careers by offering comprehensive on-the-job learning and classroom instruction in collaboration with local educational institutions. With hundreds of current participants, the programme covers areas such as ride maintenance, utilities, and restaurant equipment maintenance. The internships offered by UDX across various Universal locations provide immersive experiences and networking opportunities, targeting students and recent graduates to facilitate their entry into the workforce. These initiatives are part of a broader strategy to meet local needs by enhancing skill levels and employability. UDX have detailed a range of employment and skills related commitments that will be delivered at the Proposed Development. UDX will commit to following mechanisms to be an equal opportunities employer. This commitment makes sure UDX will actively work to eliminate discrimination and ensure that all employees and job applicants are treated fairly and have equal access to opportunities within the organisation. Mechanisms UDX will commit to in order to ensure they are an equal opportunity employer include: ▪ Adhering to the Equality Act 2010 or other applicable law, which protects individuals from discrimination based on protected characteristics such as age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation; ▪ Prohibiting discrimination against applicants and employees based on any protected characteristics; ▪ Ensuring inclusive and accessible application processes; and ▪ Providing regular diversity and inclusion training for staff.	Part Two – ES Chapters, Chapter 17: Population and Human Health, Table 17-27	✓	✓	✓	✓	Part 6 – Other Documents: Employment and Skills Plan, Section 6, Table 23	Environmental Controls, Section 7

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