



Trustees of J.P. Milne Will Trust **STAKEHILL INDUSTRIAL ESTATE**

Environmental Statement volume I Chapter 14 –
Summary of Effects

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PROJECT NO. 62262051





The Milne Trust

LAND NORTH AND EAST OF STAKEHILL INDUSTRIAL ESTATE

Environmental Statement Volume 1

Chapter 14 - Summary of Effects and Mitigation Measures

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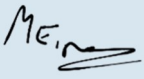
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16 SUMMARY OF EFFECTS AND MITIGATION MEASURES

16.1 INTRODUCTION

- 16.1.1. This chapter presents a summary of the outcome of the assessment of likely significant environmental effects arising from the Proposed Development identified in technical chapters 6-12.

16.2 SUMMARY OF THE ENVIRONMENTAL STATEMENT

- 16.2.1. Tables 16-1 to 16-10 below present a summary of the residual effects, together with any proposed secondary mitigation, for each technical discipline assessed within the ES (technical chapters 6 – 12).
- 16.2.2. Specifically, the summary presents:
- Likely significant environmental effects considered;
 - Sensitive receptors considered;
 - Significance and nature of effects prior to mitigation / enhancement (pre-secondary mitigation / enhancement effects);
 - Any proposed secondary mitigation / enhancement measures;
 - Significance and nature of effects following mitigation enhancement (residual effects); and
 - Any monitoring obligations.
- 16.2.3. It is likely that all proposed secondary mitigation will be secured through planning conditions.
- 16.2.4. Key to Tables 16-1 to 16-10:
- P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term, N/A = Not Applicable

Table 16-1 - Summary of Impacts of the Proposed Development on Air Quality

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Construction Phase					
Local residents	Fugitive Dust and PM₁₀ Dust soiling as a result of fugitive dust emissions and human health effects as a result of increases in PM ₁₀ concentrations	High risk of dust soiling for earthworks, construction and trackout Low risk of human health impacts from earthworks, construction and trackout (not significant) T / D / ST	CEMP	Not significant T / D / ST	No requirement
Local residents	Road Vehicle Exhaust Emissions Increases in NO ₂ , PM ₁₀ and PM _{2.5} concentrations associated with vehicle exhaust emissions	Negligible to Minor Adverse (not significant) T / D / ST	None	Not Significant T / D / ST	No requirement
Operational Phase					
Local residents	Road Vehicle Exhaust Emissions Increases in NO ₂ , PM ₁₀ and PM _{2.5}	Negligible to Minor Adverse (not significant) P / D / LT	Additional mitigation was not considered necessary. However, a number of measures have been	Negligible to Minor Adverse (not significant) P / D / LT	No requirement

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
	concentrations associated with vehicle exhaust emissions		included. These can be secured through a planning condition by RBC		
Ecological Receptors - Rochdale Canal SAC	Road Vehicle Exhaust Emissions Changes in pollutant levels as a result of vehicle exhaust emissions	Not Significant	None	Not Significant	No requirement
Future residents	Potential Future Exposure Exposure of future residents to exceedances of the AQOs and Concentration Target	Not Significant	Additional mitigation was not considered necessary	Not Significant	No requirement

Table 16-2 – Summary of Impacts of the Proposed Development on Ecology

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Construction Phase					
Rochdale Canal SAC/SSSI	Decreased water quality due to surface water runoff during construction.	Major Adverse (significant) T / I / ST	Pollution prevention measures delivered via a CEMP.	Neutral (not significant) T / I / ST	Effectiveness of pollution prevention measures will be monitored during construction.
A627 by Tandle Hill SBI and Rochdale Canal (Scowcroft to Warland) SBI (county importance/medium sensitivity).	Dust deposition during construction damaging plant communities.	Moderate Adverse (significant) T / I / ST	Pollution prevention measures delivered via a CEMP.	Neutral (not significant) T / I / ST	Effectiveness of pollution prevention measures will be monitored during construction.
Minor watercourse currently culverted beneath the site (site importance/low sensitivity).	Watercourse de-culverted, allowing creation of new riparian habitats.	Slight Positive (not significant) P / D	N/A	Moderate (not significant) P / D	N/A
Operational Phase					
Non-statutory designated sites within the study area (county importance/medium sensitivity).	Increased visitor pressure/recreational impacts affecting habitats and wildlife.	Moderate Adverse (significant) P / I	Public open space provided within the Proposed Development.	Neutral (not significant) P	N/A

Table 16-3 – Summary of Impacts of the Proposed Development on Landscape

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Construction & Operational Phase					
VP1 View from Oozewood Road (Bridleway 8 ROYT), approx 180m east of Hough Farm. 680m from site	Site activities at height and new industrial building	Negligible to Moderate Beneficial P / D / LT	New Landscape framework to enhance screen planting to the A727M link will provide effective screening The cumulative impact of increased Green Infrastructure proposed for the adjacent site to the north (foreground and midground of this view) will exert a positive change, if implemented.	Negligible to Moderate Beneficial P / D / LT	N/A
VP2 View from MID Rupp41 at junction with Mid 32 and MidRupp33. 350m from site	Site activities at height and glimpses of buildings	Negligible to Minor Adverse P / D / LT	On site native tree and scrub planting providing fast growing screening becoming denser as it develops	Minor Adverse P / D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
VP3 View from footpath 1 CHADD to rear of Laburnum Cottage Farm. 498m from site	Site activities at height and glimpses of buildings	Negligible to Minor Adverse P/ D / LT	A phased approach to construction and retention of existing landscape elements. A Green Infrastructure strategy will include a variety of native planting at varying scale and growing speed and pockets of open space /scattered trees embedded within the masterplan will compartmentalise the industrial and residential portions of the site and help to soften the appearance of the built form and integrate this into the site. Screen planting becomes established, on site native tree and scrub planting providing fast growing screening.	Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
VP4 View from end of Broadshaw Lane, MIDRupp 37, approx 10m from Three Gates Farm. 80m from site	Site activities at height and glimpses of buildings	Negligible to Minor Adverse P/ D / LT	On site native tree and scrub planting providing fast growing screening. Screen planting becomes established and increases in density.	Minor Adverse P/ D / LT	N/A
VP5 View from Stakehill Lane, adjacent Park View. 10m from site	Site activities at height and glimpses of buildings	Minor Adverse P/ D / LT	Hedge left in place to grow taller and provide shorter term screening. Effects of this will be enhanced over time by new screen planting behind becoming established so the hedge can be managed more formally in future Comprehensive mitigation in particular to residences and rear windows with integrated mounding/landform and native structure/tree planting	Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			to soften views to development. GI led approach to ensure industrial buildings are compartmentalised and car parks/access road is screened from views to/from residences. Screen planting becomes established, on site native tree and scrub planting providing fast growing screening		
VP6 View from end of A627(M) underpass on MIDRupp41 10m from site	Site activities at height and glimpses of buildings	Negligible to Minor Beneficial P/ D / LT	On site native tree and scrub planting associated with mounded landform will screen views to vehicle areas and provide fast growing screening to taller built form. Planting becomes established, glimpses of development from behind a strong landscape framework	Minor Adverse to Minor Beneficial P/ D / LT	N/A



Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
VP7 View from Stakehill Lane/MidRupp 131, adjacent No. 64. 18m from site	Site logistic and activities at height and glimpses of highway infrastructure	Minor Adverse P/ D / LT	Majority of site screened by existing buildings in this view	Minor Adverse P/ D / LT	N/A
VP8 View from Stakehill Lane, approx 20m west of No. 68a. 3m from site	Site activities at height and new industrial buildings and filtered views of buildings in landscape	Minor Adverse to Moderate Adverse P/ D / LT	The appearance of the open portions of landscape do not constitute a particularly high landscape quality and are a more degraded field pattern. A comprehensive Green Infrastructure strategy will ensure existing elements such as TPO trees are retained and integrated into proposals and new native habitat/Suds areas are combined with native screen planting to soften views and protect the desirable characteristics of	Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			Stakehill Lane at this location. Screen planting becomes established, retained trees enhanced with new planting and becoming denser and softening views to large industrial development.		
VP9 View from end of Finlan Road towards Stakehill Lane. 36m from site	New access and road construction and new industrial buildings and filtered views of buildings, parking and vehicle movements	Negligible to Minor Adverse P/ D / LT	A new landscape framework will which will filter undesirable views to new development. The framework will also retain, enhance and strengthen visual links between existing TPO trees next to Finlan Road and the new landscape structure planting to the edge of 80 Stakehill Lane. New scrub planting/landform and increased biodiverse landscape associated	Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			with sustainable drainage opportunities will screen, soften and filter views to the new road corridor and provide a strong landscape buffer between Stakehill Lane and the proposed access road.		
VP10 View from Stakehill Lane, approx 15m from junction with Bentley Avenue, adjacent to Lower Stakehill Farm 10m from site	Construction of new housing and more mature landscape	Minor Adverse to Minor Adverse P/ D / LT	Retained tree and hedge pockets will provide screening to construction works to the vicinity of Stakehill Lane. The characteristics of Stakehill Lane as it turns to the right will be retained and integrated into a landscape framework. Open and green spaces placed alongside Bentley Ave and the continuation of Stakehill Lane combined with	Minor Adverse to Minor Beneficial P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context, responds positively to Bentley Ave frontage and is separated/views filtered to and from existing houses to Bentley Ave. Residential landscape and street tree planting will soften the appearance of new houses over time and add to the character of the development.		
VP11 View from Bentley Avenue, adjacent to side garden of 67 Bentley Ave 10m from site	New access and road construction and new housing	Minor Adverse to Minor Beneficial P/ D / LT	Phased construction and early implementation of landscape works as part of site infrastructure. The proposed development will be set within a landscape	Minor Adverse to Minor Beneficial P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			framework which will exert a positive change in the character and quality of the view, and protect longer views to Tandle Hill War Memorial. Sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context and responds positively to Bentley Ave. As landscape matures and enhances green character, a positive change will result.		
VP12 View from Bentley Avenue, approx 20m west of junction with Stakehill La. 10m from site	Site activities at height and new industrial building and glimpses of buildings	Minor Adverse to Moderate Adverse P/ D / LT	Retained tree and hedge pockets will provide screening to construction works to the vicinity of Stakehill Lane. The characteristics of Stakehill La as it turns to the right will be	Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			retained and integrated into a landscape framework. Open and green spaces placed alongside Bentley Ave and the continuation of Stakehill La combined with sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context, responds positively to Bentley Ave frontage and is separated/views filtered to and from existing houses to Bentley Ave. Residential landscape and street tree planting will soften the appearance of new houses over time and add to the character of the development.		

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
VP13 View from Stakehill Lane, (MidRupp 131) approx 30m south of A627(M) sliproad bridge 10m from site	Construction of new building plot and glimpses of buildings	Minor Adverse to Moderate Adverse P/ D / LT	Mature tree retention to the site boundary at this location will soften views when in leaf. Residential landscape and street tree planting will soften the appearance of new houses over time and add to the character of the development.	Minor Adverse P/ D / LT	N/A
VP14 View from entrance of St John Thornham ChurchStakehill Lane, 15m from MidFp8. 311 from site.	Site activities at height and new development	Minor Adverse to Neutral P/ D / LT	Mature tree retention to the site boundary at this location will soften views when in leaf A strong residential landscape framework prioritising pedestrian and cycle movement will maintain the character of Stakehill Lane as an active recreation route. Residential landscape and street tree planting will soften the appearance of new houses over time and	Negligible to Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			add to the character of the development.		
VP15 View from Thornham Lane, adjacent A627(M). 452m from site	Site activities at height and glimpses of new buildings	Negligible to Moderate Beneficial P/ D / LT	The cumulative impact of increased Green Infrastructure proposed for the adjacent site to the north (foreground and midground of this view) will exert a positive change, if implemented.	Negligible to Moderate Beneficial P/ D / LT	N/A
VP16 View from field between MidFP13 and Mid FP 12, approx 117m NW from Tandle Hill War Memorial. 675m from site	Multiple views to extensive activities and new industrial building and glimpses of buildings	Minor Moderate to Minor P/ D / LT	A phased approach to construction activities and the development of the landscape framework early on will allow views to construction works to be more filtered. Sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context and responds positively to Bentley Ave, Stakehill Lane. New landscape	Minor/Moderate Adverse to Minor Adverse	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			framework of open spaces and Green Infrastructure will mean development parcels will be fragmented and read within stronger landscape sub-divisions of houses and views to roads.		
VP17 View from Tandle Hill Memorial-Trig Point. 690m from site	Construction-multiple phasing and evidence of construction activities taking place and new industrial building and Glimpses of buildings.	Moderate Adverse to Minor Adverse P/ D / LT	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, and visual separation between phases. Comprehensive Green Infrastructure and Landscape Framework will provide screening to new industrial developments within the site.	Moderate Adverse to Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			Sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context and responds positively to Bentley Ave, Stakehill Lane. New landscape framework of open spaces and Green Infrastructure will mean development parcels will be fragmented and read within stronger landscape sub-divisions of houses and views to roads. Landscape mitigation to ensure over time visual separation between views to the development and more desirable field patterns and natural landscape in foreground/midground to this view.		

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
VP18 View from path approx 58m from Tandle Hill Trig Point. 679m from site	Construction-multiple phasing and evidence of construction activities taking place and new industrial building and Glimpses of buildings.	Minor Adverse P/ D / LT	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, and visual separation between phases. Comprehensive Green Infrastructure and Landscape Framework will provide screening to new industrial developments within the site. Sensitive placement of new houses and materiality reflecting local typologies will ensure the new development integrates into its context and responds positively to Bentley Ave, Stakehill Lane. New landscape framework of open	Minor Adverse to Minor Beneficial P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			spaces and Green Infrastructure will mean development parcels will be fragmented and read within stronger landscape sub-divisions of houses and views to roads. Landscape mitigation to ensure over time visual separation between views to the development and more desirable field patterns and natural landscape in foreground/midground to this view.		
VP19 View from footpath MID FP 16, approx 20m west of Stakehill Lodges Angling Lakes. Within the site	Construction-earthworks, site works and new building	Minor Significance to Minor Adverse P/ D / LT	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, including dust mitigation to ponds and nearby houses.	Minor Adverse to Slight Beneficial P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			The view to the lower fishing pond will be retained and enhanced with new Green infrastructure planting to the pond edges Increasing mature landscape provides green backdrop to houses and adequate separation/buffer between existing elements/houses and new development, screening undesirable views and opening up new visual connections.		
VP20 View from footpath MID 16, at Stakehill Lodges Angling Lakes, facing southwest	Construction-earthworks, site works and new building	Minor Significance to Minor Adverse P/ D / LT	Integral mitigation to include a phased approach to construction and retention of existing landscape to the pond edges to provide visual screening of the construction works, including dust mitigation to ponds and nearby houses.	Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			The view to the lower fishing pond will be retained and enhanced with new Green infrastructure planting to the pond edges. Increasing mature landscape provides green backdrop to houses and industrial building and will deliver adequate separation/buffer between development and pond setting.		
VP21 View from corner of footpath Mid Fp16 /Mid Fp17.	Site activities at height, temporary works and new buildings and glimpses of buildings	Minor Adverse to Minor Negligible P/ D / LT	A phased approach to construction and retention of existing landscape elements. Early phasing of mounding/landscape buffer planting. A Green Infrastructure strategy with mounding and native screen/woodland planting. Screen planting becomes established,	Minor Adverse P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			on site native tree and scrub planting becoming denser offering a more enclosed view in this location.		
VP22 View from adjacent 108 Stakehill Lane. 25m from site.	Construction-new access road and new roads/houses	Minor Significance to Minor Negligible P/ D / LT	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, including dust mitigation to ponds and nearby houses. Integrated open space and GI Landscape framework including native screen/woodland planting to edge with 108 Stakehill Lane and new trees to development, biodiverse sustainable drainage and open space for recreation.	Minor Adverse to Minor Beneficial P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			Increasing mature landscape provides green backdrop to houses and adequate separation/buffer between existing elements/houses and new development, screening undesirable views and opening up new visual connections.		
VP23 View from adjacent north-west boundary to Stakehill Nurseries from Stakehill Lane. 10m from site	Construction-new access road and new roads/houses	Minor Significance to Minor Adverse P/ D / LT	Integral mitigation to include a phased approach to construction and retention of existing landscape features and trees to provide visual screening of the construction works, including dust mitigation to ponds and nearby houses. Integrated open space and GI Landscape framework including native screen/woodland planting to edge with 108 Stakehill Lane and new trees to	Minor Adverse to Minor Beneficial P/ D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			development, biodiverse sustainable drainage and open space for recreation. Increasing mature landscape provides green backdrop to houses and adequate separation/buffer between existing elements/houses and new development, screening undesirable views and opening up new visual connections.		

Table 16-4 - Summary of Impacts of the Proposed Development on Noise and Vibration

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Construction Phase					
Existing Residential Properties (e.g., Stakehill Lane, Bentley Avenue)	Elevated noise and vibration from construction activities.	Major Adverse (significant) T / D / MT	Implement a Construction Environmental Management Plan with measures including: - Noise control for high-impact activities and no-idling policies. - Designated haul routes and temporary barriers to reduce noise. - Schedule noisy works within standard hours. - Use low-noise, well-maintained equipment and vibration-minimising tools. - Maintain distance for high-vibration activities from sensitive receptors.	Minor Adverse (not significant) provided noise level limits are met. T / D / MT	Real-time noise and vibration monitoring during high-impact activities (e.g., vibratory compaction), where appropriate. Periodic review and updates to the CEMP based on monitoring data and stakeholder feedback.

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			Monitor noise levels and adjust as needed. Communicate with the community about noisy activities and address concerns.		
Operational Phase					
Existing Residential Properties	Increased vehicle movements on surrounding roads due to road traffic associated with the development, particularly Bentley Avenue and the A627(M), are not expected to cause significant noise impacts.	Negligible (not significant). P/D/LT	None Proposed	Negligible (not significant). P/D/LT	N/A
Existing Residential Properties and Proposed Residential Properties	HGV activities, loading/unloading, and fixed plant operations may significantly impact internal and external environments, including gardens	Minor adverse (not significant) P/D/LT	- Install acoustic enclosures or barriers around fixed plant. - Optimise loading bay orientation and introduce noise screens.	Minor adverse to Negligible (not significant). P/D/LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Existing Residential Properties	Daytime traffic from proposed employment uses would be near the LOAEL, with no significant impact. Night-time vehicle movements will be controlled to keep noise levels below the DMRB LOAEL of 40 dB L _{night} .	Moderate Adverse¹ (significant) P/D/LT	- Adopt strict operational controls to restrict night-time HGV movements. - Apply periodic maintenance to vehicles and access road surfaces to limit noise emissions. Designate specific access routes and implement a no-idling policy for vehicles.	Minor Adverse to Negligible (not significant) P/D/LT	N/A
Proposed Residential Dwellings	Noise from the A627(M) and surrounding roads is expected to exceed acceptable	Major to Moderate Adverse (significant) P / D / LT	Install 2.5–3.5 m acoustic barriers along northern and eastern boundaries to	Minor Adverse to negligible (not significant) P / D / LT	Monitoring should include post-completion compliance checks to verify barrier

¹ Significance assigned precautionary due to unknowns in relation to nighttime noise impacts, and due to outline nature of development (where for instance the access road into the employment uses could be located nearer to the exiting residential receptors)

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
	thresholds, with outdoor areas reaching 55–70 dB $L_{Aeq,16h}$. Indoor noise levels near major roads may surpass BS8233:2014/ADO limits, particularly with open windows.		reduce noise by at least 10 dB. - Design building layouts to shield gardens and sensitive areas from noise sources. - Use enhanced glazing and ventilation systems in high-noise areas. Provide mechanical ventilation or passive cooling to ensure comfort and reduce reliance on open windows in noisy conditions.		effectiveness and internal noise reductions.
Proposed residential gardens near JLG Industries	Noise impacts from powered tools and machinery (e.g., drills, saws) affecting outdoor amenity areas.	Moderate Adverse (significant) P / D / LT	Place gardens away from boundaries adjacent to JLG Industries. Use internal roads as buffer zones. Acoustic barriers (2.5–3.5 m) could be installed along	Negligible P / D / LT	Monitoring of noise levels post-occupancy at receptor locations. Results reviewed in consultation with local authorities, and additional measures implemented if thresholds are exceeded.

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
			boundaries to reduce noise. Measures secured through planning conditions.		
Proposed residential gardens near RDM Engineering	Noise impacts from forklift movements and loading/unloading of goods vehicles affecting outdoor amenity areas.	Moderate Adverse (significant) P / D / LT	Position gardens and noise-sensitive spaces away from boundaries with RDM Engineering. Use internal roads as buffers and specify high-spec glazing and ventilation for nearby buildings. Measures secured through planning conditions.	Negligible P / D / LT	Post-occupancy noise monitoring to verify effectiveness of barriers and building design. Responsibility assigned to the developer during the first year of occupancy.
Other proposed residential areas adjacent to industrial businesses	Minimal impacts from other businesses, as they are not significant noise sources.	Negligible P / D / LT	None required for general areas. Maintain design strategies such as setbacks and internal roads as buffers.	Negligible P / D / LT	No specific monitoring needed, but general feedback from residents can inform future adjustments.

Table 16-5 - Summary of Impacts of the Proposed Development on Population and Human Health

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Construction Phase					
Construction workforce, in the local and wider impact areas	Direct, indirect and induced employment during the construction phase	Minor beneficial (not significant) T / D / MT	None	Minor beneficial (not significant) T / D / MT	None
Economic productivity of the local and wider impact areas	Economic productivity generated (Gross Value Added)	Minor beneficial (not significant) T / D / MT	None	Minor beneficial (not significant) T / D / MT	None
Operational Phase.					
Workforce across all industries, in the local and wider impact areas	Direct, indirect and induced employment supported by commercial uses once operational	Minor beneficial (not significant) P / D / LT	None	Minor beneficial (not significant) P / D / LT	None
Economic productivity of the local and wider impact areas	Economic productivity generated (Gross Value Added)	Minor beneficial (not significant) P / D / LT	None	Minor beneficial (not significant) P / D / LT	None
Businesses operating in the local impact area	Increased employment land supported by commercial land industrial floorspaces (B2 and B8)	Minor beneficial (not significant) P / D / LT	None	Minor beneficial (not significant) P / D / LT	None

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Housing stock, neighbourhood and local impact areas	Housing supply and proportion of affordable housing	Moderate beneficial (significant) P / D / LT	None	Moderate beneficial (significant) P / D / LT	RBC to monitor housing delivery
Retail and leisure businesses located in the local impact area and wider impact area	Expenditure by new residents	Negligible beneficial (not significant) P / D / LT	None	Negligible beneficial (not significant) P / D / LT	None
Primary and secondary school aged pupils, residing within the neighbourhood impact area	Increased demand for education provision (early years, primary and secondary)	Moderate adverse (significant) P / D / LT	It is considered that developer contributions could be made to support the accommodation of the additional demand generated by the Proposed Development, to be determined with RBC.	Negligible adverse (not significant) P / D / LT	If developer contributions are required, RBC to monitor developer contributions according to CIL 2010 Regulations.
Local residents, all demographic profiles, residing within the neighbourhood impact area	Increased demand for primary healthcare infrastructure (GPs, dentists)	Negligible beneficial (not significant) P / D / LT	None	Negligible beneficial (not significant) P / D / LT	None

Table 16-6 - Summary of Impacts of the Proposed Development on Traffic and Transport

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Construction Phase					
Servance	The sensitivity of Severance is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term Minor adverse effect on Severance (not significant).	Minor Adverse (Not significant) T / D / MT	Construction Traffic Management Plan to identify and implement measures to reduce effects on Severance for the full construction programme.	The sensitivity of Severance is Low, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term Minor adverse effect on Severance (not significant) following the implementation of mitigation measures. Minor Adverse (Not significant) T / D / MT	Construction Traffic Management Plan to identify and implement measures to reduce effects on Severance for the full construction programme.

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Driver Delay	The sensitivity of Driver Delay is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term Minor adverse effect on Severance (not significant).	Minor Adverse (Not significant) T / D / MT	Construction Traffic Management Plan to identify and implement measures to reduce effects on Driver Delay for the full construction programme.	The sensitivity of Driver Delay is Low, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term Minor adverse effect on Severance (not significant) following the implementation of mitigation measures. Minor Adverse (Not significant) T / D / MT	Construction Traffic Management Plan to identify and implement measures to reduce effects on Driver Delay for the full construction programme.
Pedestrian and cycle delay, amenity, fear and intimidation	The sensitivity of Pedestrian and cycle delay, amenity, fear and intimidation is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term minor adverse effect on Severance (not significant).	Minor Adverse (Not significant) T / D / MT	No additional measures over and above the embedded (primary) mitigation measures outlined in Chapter 2: Description of the Proposed Development.	The sensitivity of Pedestrian and cycle delay, amenity, fear and intimidation is Low, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term Minor adverse effect on Severance (not significant) following the implementation of mitigation measures.	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
				Minor Adverse (Not significant) T / D / MT	
Accidents and Safety	The sensitivity of Accidents and Safety is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term minor adverse effect on Severance (not significant).	Minor Adverse (Not significant) T / D / MT	Construction Traffic Management Plan to identify and implement measures to reduce effects on Accidents and Safety for the full construction programme.	The sensitivity of Accidents and Safety is Medium, and the magnitude of change, following mitigation, is Low. Therefore, there is likely to be a direct, permanent, long-term negligible adverse residual effect on Accidents and Safety (not significant) following the implementation of mitigation measures. Negligible Adverse (Not significant) P / D / LT	Construction Traffic Management Plan to identify and implement measures to reduce effects on Accidents and Safety for the full construction programme.

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Public Transport	The sensitivity of Public Transport is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term minor adverse effect on Severance (not significant).	Minor Adverse (Not significant) T / D / MT	Construction Traffic Management Plan to identify and implement measures to reduce effects on Public Transport for the full construction programme.	The sensitivity of Public Transport is Low, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term Minor adverse effect on Severance (not significant) following the implementation of mitigation measures. Minor Adverse (Not significant) T / D / MT	Construction Traffic Management Plan to identify and implement measures to reduce effects on Public Transport for the full construction programme.
Operational Phase					
Severance	The sensitivity of Severance is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, temporary, medium-term Minor adverse effect on Severance (not significant).	Minor Adverse (Not significant) T / D / MT	No additional measures over and above the embedded (primary) mitigation measures outlined in Chapter 2: Description of the Proposed Development.	The sensitivity of Severance is Medium, and the magnitude of change, following mitigation, is Low. Therefore, there is likely to be a direct, permanent, long-term negligible adverse residual effect on Severance (not significant) following	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
				the implementation of mitigation measures. Negligible Adverse (Not significant) P / D / LT	
Driver Delay	The sensitivity of Driver Delay is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, permanent, long-term negligible adverse effect on Severance (not significant).	Negligible Adverse (Not significant) P / D / LT	No additional measures over and above the embedded (primary) mitigation measures outlined in Chapter 2: Description of the Proposed Development.	The sensitivity of Driver Delay is Medium, and the magnitude of change, following mitigation, is Low. Therefore, there is likely to be a direct, permanent, long-term negligible adverse residual effect on Driver Delay (not significant) following the implementation of mitigation measures. Negligible Adverse (Not significant) P / D / LT	N/A
Pedestrian and cycle delay, amenity, fear and intimidation	The sensitivity of Pedestrian and cycle delay, amenity, fear and intimidation is Medium, and the magnitude of change is Low. Therefore, there is likely to be a	Minor Beneficial (Not significant) P / D / LT	No additional measures over and above the embedded (primary) mitigation measures outlined in Chapter 2: Description of the	The sensitivity of Pedestrian and cycle delay, amenity, fear and intimidation is Medium, and the magnitude of change, following mitigation, is Low. Therefore, there	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
	direct, permanent, long-term minor beneficial effect on Severance (not significant).		Proposed Development.	is likely to be a direct, permanent, long-term minor beneficial residual effect on Pedestrian and cycle delay, amenity, fear and intimidation (not significant) following the implementation of mitigation measures. Minor Beneficial (Not significant) P / D / LT	
Accidents and Safety	The sensitivity of Accidents and Safety is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, permanent, long-term negligible adverse effect on Severance (not significant).	Negligible Adverse (Not significant) P / D / LT	No additional measures over and above the embedded (primary) mitigation measures outlined in Chapter 2: Description of the Proposed Development.	The sensitivity of Accidents and Safety is Medium, and the magnitude of change, following mitigation, is Low. Therefore, there is likely to be a direct, permanent, long-term negligible adverse residual effect on Accidents and Safety (not significant) following the implementation of mitigation measures. Negligible Adverse (Not significant) P / D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Public Transport	The sensitivity of Public Transport is Medium, and the magnitude of change is Low. Therefore, there is likely to be a direct, permanent, long-term minor beneficial effect on Severance (not significant).	Negligible Beneficial (Not significant) P / D / LT	No additional measures over and above the embedded (primary) mitigation measures outlined in Chapter 2: Description of the Proposed Development.	The sensitivity of Public Transport is Medium, and the magnitude of change, following mitigation, is Low. Therefore, there is likely to be a direct, permanent, long-term negligible beneficial residual effect on Public Transport (not significant) following the implementation of mitigation measures. Negligible Beneficial (Not significant) P / D / LT	N/A

Table 16-7 - Summary of Impacts of the Proposed Development on Water Resources, Flood Risk and Drainage

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Construction Phase					
Construction workers Existing downstream properties	Potential increase in fluvial and pluvial flood risk on and off Site.	Major Adverse (significant) T / D / MT	A CEMP will prevent adverse displacement of floodplain and prevent Site users being put at risk. This will be secured through a planning condition, to implemented by a competent contractor during construction.	Negligible (not significant) T / D / MT	N/A
Local surface water bodies Wider surface water catchment	Increased quantity (rate and volume) of surface water runoff. Decline in surface water quality of downstream receptors due to pollution resulting from construction works.	Moderate Adverse (significant) T / D / MT	A CEMP will include appropriate surface water management measures, to provide mitigation on surface water runoff quantity and quality. This will be secured through a planning condition, to implemented by a competent contractor during construction.	Negligible (not significant) T / D / MT	Within the CEMP, measures may include monitoring water quality of surface water flows leaving the Site, to ensure any mitigation measures are operating as intended.
Underlying aquifers Underlying WFD groundwater body	Decline in quality of runoff infiltrating to groundwater due to pollution resulting	Moderate Adverse (significant) T / D / MT	A CEMP will include appropriate surface water management measures, to manage	Negligible (not significant) T / D / MT	Within the CEMP, measures may include monitoring water quality of

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
	from construction works.		surface water runoff quality. This will be secured through a planning condition, to implemented by a competent contractor during construction.		surface water flows leaving the Site, to ensure any mitigation measures are operating as intended.
Local foul water sewer network	Increase in foul water generated on Site, resulting in increased pressure on the local foul water network.	Negligible (not significant) T / D / MT	A CEMP will include appropriate measures to dispose of foul water generated during the construction phase. This will be secured through a planning condition, to implemented by a competent contractor during construction.	Negligible (not significant) T / D / MT	N/A
Local potable water supply	Increased demand on the local water supply.	Negligible (not significant) T / D / MT	Subject to consultation, no additional mitigation measures are considered to be required.	Negligible (not significant) T / D / MT	N/A
Operational Phase					
Site users Existing downstream properties	Potential increase in fluvial and pluvial flood risk on and off Site.	Negligible (not significant) P / D / LT	N/A	Negligible (not significant) P / D / LT	N/A

Receptor	Potential Effects	Significance of Effects Prior to Mitigation/Enhancement	Additional Mitigation	Residual Effects	Monitoring
Local surface water bodies Wider surface water catchment	Increased quantity (rate and volume) of surface water runoff. Decline in surface water quality of downstream receptors due to pollution from the Proposed Development.	Minor Beneficial (not significant) P / D / LT	N/A	Minor Beneficial (not significant) P / D / LT	N/A
Underlying aquifers Underlying WFD groundwater body	Decline in quality of runoff infiltrating to groundwater due to pollution from the Proposed Development.	Negligible (not significant) P / D / LT	N/A	Negligible (not significant) P / D / LT	N/A
Local foul water sewer network	Increase in foul water generated on Site, resulting in increased pressure on the local foul water network.	Negligible (not significant) P / D / LT	Subject to consultation, no additional mitigation measures are considered to be required.	Negligible (not significant) P / D / LT	N/A
Local potable water supply	Increased demand on the local water supply.	Negligible (not significant) P / D / LT	Subject to consultation, no additional mitigation measures are considered to be required.	Negligible (not significant) P / D / LT	N/A

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