



Environmental Impact Assessment

Scoping Report – Volume IV: Draft Commitments
Register

October 2026

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1 Draft Commitments Register

1.1 Introduction

- 1.1.1.1 As recommended by the Planning Inspectorate's NSIPs: Commitments Register guidance (2024, updated August 2026)¹, the first iteration of a Commitments Register is provided within **Table 1-1**, following the template provide by NSIP.
- 1.1.1.2 The NSIP advice page recommends that to maximise the benefits of the commitments register:
- "the first iteration is submitted with a scoping request setting out where applicants rely on commitments as the basis for scoping matters out or refining the scope of assessment."*
- 1.1.1.3 Based on the above guidance, the mitigation commitments provided at the scoping stage are based upon the mitigation requirements that have been utilised to scope out significant effects or mitigation assumptions that have generally informed the scope of assessment.
- 1.1.1.4 The commitments register will be utilised to track:
- How commitments have evolved throughout the Environmental Impact Assessment (EIA) process – from scoping to submission of the ES;
 - Determine where any mitigation measures have been removed, the reason for removal and how this has been factored into the EIA;
 - What commitments have been presented to scope out significant effects or inform the scope of assessment; and
 - Mitigation requirements related to technical policy, legislation and guidance.

¹ Planning Inspectorate. Nationally Significant Infrastructure Projects: Commitments Register. September 2024. Available at: [Nationally Significant Infrastructure Projects: Commitments Register - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/123456/Nationally_Significant_Infrastructure_Projects_Commitments_Register_-_GOV.UK.pdf) (accessed on: 18/07/2026).

Table 1-1: Draft Commitments Register

Commitment Reference	Commitment	Monitoring	Project Phase	Air Quality	Biodiversity	Ornithology	Greenhouse Gases	Climate Change	Community	Economics and Employment	Recreation	Historic Environment	Health	Landscape, Townscape and Visual Impact	Ground Conditions	Agricultural land and Soils	Materials and Waste	Major Accidents and Disasters	Noise and Vibration	Traffic and Transport	Water Environment	Lighting
GEN.001	An outline Construction Environmental Management Plan (oCEMP) will be prepared providing details of construction specific commitments and how these will be secured.	Approach to be agreed following consultation	Construction	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
GEN.002	An outline Operational Environmental Management Plan (oOEMP) will be prepared providing details of operation specific commitments and how these will be secured.	Approach to be agreed following consultation	Operation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
B.001	Invasive Species Biosecurity Protocol – To prevent spread of terrestrial and aquatic invasive non-native species during construction via plant, machinery, soils and water transfer. To align with legislative requirements.	Approach to be agreed following consultation	Construction		X																	

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B.002	Appointment of Ecological Clerk of Works (ECoW) – ECoWs will be present, when appropriate, during construction to oversee enabling works and ensure that works are carried out following good practice and comply with legislation. Toolbox talks will be delivered by the ECoW outlining the ecological sensitivities at the Proposed Development, particularly the location and status of any sensitive biodiversity features within the vicinity of planned works; and, Pre-construction surveys will be conducted by the ECoW prior to commencement of planned works including ground clearance and excavation works to check for evidence of protected and/or notable species and habitats to allow protection measures to be applied if required to prevent illegal disturbance, damage or destruction to protected and/or notable species and habitats.	No monitoring required	Pre-construction and Construction		X	X																
GHG.001	A Circular Economy Statement will be prepared, setting out how appropriate measures for the securing of circularity principles throughout the lifecycle of the project will be secured.	Approach to be agreed following consultation	Construction and Operation				X										X					

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GHG.002	A Carbon Management Plan will be prepared alongside the development of the design for the Proposed Development and will be submitted with the ES. The Carbon Management Plan will follow PAS2080 principles by setting out how carbon will be managed across the project lifecycle, including governance, responsibilities, carbon reduction objectives, assessment boundaries, design-stage mitigation, monitoring and reporting. It will demonstrate how opportunities to avoid, reduce and substitute emissions have been considered and embedded where practicable.	Approach to be agreed following consultation	Construction and Operation				X															
C.001	A Temporary Workforce Accommodation Strategy (TWAS) will be developed to manage accommodation needs in a coordinated manner, with the aim of assessing and mitigating pressures on the local private rental housing market and on tourism accommodation stock.	Approach to be agreed as part of the DCO process	Construction						X													

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C.002	A Property and Compensation Policy, describing proportionate relocation support, will be developed for people and organisations directly affected by land acquisition or displacement. This will include consideration of an appropriate wider property offer, timely reprovion of displaced community facilities and recreational assets, and additional support for residents with particular relocation or support needs.	Implementation and outcomes will be recorded and reviewed in accordance with the Property and Compensation Policy and the arrangements for reprovion of affected facilities.	Pre-Construction and Construction						X	X	X		X									
C.003	A Community Engagement Plan (CEP) will be prepared and implemented, providing accessible project information, community liaison arrangements and a clear complaints and response procedure.	Engagement activity, enquiries, complaints, responses and agreed actions will be recorded and periodically reviewed.	Pre-construction, Construction and Operation						X	X	X		X									

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C.004	A Green Infrastructure Strategy will address the reprovision of affected open space and recreational assets, maintain or restore connections between spaces, and deliver accessible replacement provision. The timing and phasing of replacement provision will seek to minimise disruption to community access and use.	The strategy will define monitoring for delivery, accessibility, condition and establishment of replacement provision, together with remedial measures where objectives are not achieved.	Pre-Construction, Construction and Operation		X				X		X		X	X								
EE.001	An Employment and Skills Strategy will be prepared addressing apprenticeships, local employment, training, supply-chain opportunities and access to benefits for groups experiencing disadvantage.	Approach to be agreed as part of the DCO process	Operation							X												
GC.001	A Foundation Works Risk Assessment (FWRA) will be undertaken to assess potential risks to aquifers and water supplies associated with the construction of foundations or the use of penetrative ground improvement techniques.	Monitoring not required	Construction												X							
GC.002	A Hydrogeological Risk Assessment (HRA) will be undertaken to assess potential risks to aquifers and water supplies associated with the construction of tunnels and trenchless crossings.	Monitoring not required	Construction												X							

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GC.003	The control of earthworks or materials movement (including any reuse of materials) will only be undertaken in accordance with appropriate Environmental Permits, exemptions, or the CL:AIRE The definition of Waste: The development industry Code of Practice.	Verification of any materials management process to be undertaken as required by the Materials Management Plan / Soil Management Plan (or similar).	Pre-construction and Construction												X							
TT.001	An Outline Construction Traffic Management Plan (oCTMP) will be developed in accordance with the Airport National Policy Statement (ANPS) and draft Heathrow Expansion National Policy Statement (HENPS) to manage construction traffic, workforce travel and the movement of plant and materials. The oCTMP will be designed to avoid, reduce and mitigate impacts on the strategic road network (SRN), local highway network and other transport users where possible and to manage and minimise the disruption to airport operations, local communities and freight movements. The oCTMP will include mechanisms for contingency if targets are not met.	Approach to be agreed following consultation with National Highways, local highway authorities and other relevant stakeholders	Construction																	X		

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TT.002	A Surface Access Strategy (SAS) will be prepared in parallel to the EIA and Transport Assessment (TA), with due regard to the ANPS and draft HENPS, and submitted as part of the Development Consent Order (DCO) application. The role of the SAS is to seek to minimise the effects of movements to and from the airport through embedded design mitigation and a comprehensive movement management strategy. The SAS will set out initiatives for managing surface access movements and addressing significant negative effects on the highway or public transport network. This will include a monitoring plan for the assessment of changes to the baseline as the strategy is implemented. The SAS will include measures that relate to the public transport mode share targets set out in the draft HENPS, of at least 50% at 116 million annual terminal passenger capacity and 55% at 130 million annual terminal passenger capacity. These targets are intended to incentivise a shift towards sustainable travel modes, thereby helping to mitigate highway, traffic and environmental impacts associated with increases in passenger demand.	Approach to be agreed following consultation with National Highways, local highway authorities and other relevant stakeholders	Operation																	X		

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TT.003	An outline Operational Traffic Management Plan (oOTMP) will be developed to set out how traffic associated with the development will be managed during the operational phase.	Approach to be agreed following consultation with National Highways, local highway authorities and other relevant stakeholders	Operation																	X		

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WE.001	An outline Surface Water Drainage Strategy (oSWDS) will be developed to: - Incorporate latest standards and guidance for surface water drainage and Sustainable Drainage Systems (SuDS). The strategy will incorporate blue-green infrastructure including SuDS and will be designed for the 1 in 100 year with an allowance for climate change rainfall event; - Demonstrate that the required surface water attenuation and treatment will sufficiently mitigate any potential effects to the water environment as a result of the Proposed Development; and - Incorporate appropriate consideration for long term protection of groundwater resources including avoiding impacts to groundwater flow paths and interaction with the surface water system.	Approach to be agreed following consultation	Operation																		X	

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WE.002	Flood resilient design for the proposed airside support buildings will follow standard requirements for ground floor levels of new development as set out in BS8533:2017 'Assessing and Managing Flood Risk in New Development – Code of Practice' to include the ground floor levels set a minimum of 300mm above the modelled 1 in 100 annual probability plus allowance for climate change flood level and set a suitable freeboard above surrounding ground (typically minimum 150mm) to mitigate the residual flood risk associated with excess surface water runoff in an extreme rainfall event.	Monitoring not required	Operation																		X	
WE.003	A 'Flood Risk Activity Permit' (FRAP) application will be made to the EA regarding all proposed works in, over, under or near a Main River or a flood defence.	Monitoring undertaken as per any future permit requirements	Construction																		X	
WE.004	An Ordinary Watercourse Consent application will be made to the Lead Local Flood Authority (LLFA) regarding any proposed works which would affect water flow within the cross-sectional area of the watercourse.	No monitoring required	Construction and Operation																		X	

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WE.005	Adherence to industry standard good practice guidance. Good practice guidance of relevance to the water environment includes, but is not limited to: • C532: Control of water pollution from construction sites; • C624: Development and Flood Risk – Guidance for the Construction Industry; • C648: Control of water pollution from linear construction projects: Technical guidance; • C649: Control of water pollution from linear Construction Projects: Site Guide; • C750: Groundwater control: design and practice; • C786: Culvert, screen and outfall manual; and • C811: Environmental good practice on site guide (fifth edition).	No monitoring required	Construction and Operation																			X