

ES Further Information

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Introduction

This document provides the further information requested by the Planning Inspectorate on 2nd November 2021. The requests / comments and responses are presented below.

Request:

A description of the demolition works referred to in the ES, including the structures to be demolished, their location and extent, the works and transportation required, the volume of waste and how this will be managed/disposed of. Paragraph 8.91 states that 'The site is currently occupied by open fields, therefore there are no buildings requiring demolition at the Site'. However, paragraphs 9.3, 13.122 and 13.145 refer to the demolition and construction phase / works. As such, clarification is required as to whether demolition is required;

Response

It is confirmed that no demolition works are required.

Paragraph 9.3 is an introductory paragraph within the noise chapter, it is amended as follows:

- The impact of noise and vibration on existing sensitive receptors during the ~~demolition and~~ construction phase;

No assessment of the impact of noise and vibration on existing sensitive receptors from demolition works was included in the assessment, therefore no amendments to the chapter are required.

Paragraph 13.122 is amended as follows:

13.122 Adherence to the legislative requirements described above would significantly reduce the health and safety risk posed to site workers during the construction phase. The potential effect of ~~demolition and~~ construction works on site workers would therefore be negligible.

Paragraph 13.145 is amended as follows:

13.145 As above, the legislative and regulatory framework set out to protect construction site workers and the public would be implemented as part of the Proposed Development. The likely residual effect of the Proposed Development on soils and ground conditions from the ~~demolition~~ and construction phase would therefore be negligible.

No further amendments to the chapter are required and the conclusions remain valid.

Request:

A description of the earthworks referred to in the ES including how much material will be moved / stored / removed / reused on-site, how this material will be transported, and whether this is accounted for in the Transport Assessment.

Response:

Detailed information regarding the earthworks including the volumes of material to be moved / stored / removed / reused on-site is not yet available. Construction traffic volumes are not specified in the TA and it is not typical to do so. The extent of the earthworks would be determined at the Reserved Matters Stage.

Assumptions were made within the transport and air quality assessments of the ES. With regards to the transport chapter broad assumptions regarding the type, volume and timing of construction related vehicles were made to inform the assessment. With regards to the assumptions made within the air quality assessment, the dust emission magnitude assumed for the earthworks was 'large' which provides a worst-case assessment.

Request:

A description of the number of vehicle movements and the proposed routing associated with construction works.

Response:

Construction traffic volumes and routings have not yet been determined. Traffic movement timings and frequency during the construction phase will be controlled through a Construction Management Plan.

Request:

A definition of what impacts are deemed 'significant' for each assessment in the ES; this should be specified in each assessment chapter and the conclusions of each assessment should clearly set out what impacts lead to significant effects and why. Where mitigation is proposed to mitigate significant effects, significance should be reported before and after the implementation of mitigation to understand the effectiveness of the mitigation proposed.

Response:

Details of the impacts classed as significant in the ES for each technical area are described in the table below.

Technical Area	Significance with regards to ES
Transport	Any effects of moderate significance or greater will be significant in EIA terms
Air Quality	For air quality both the local and national significance criteria have been considered. With regards to the local criteria and effects classified as medium or above will be significant in EIA terms, with regards to the national significance criteria any effects classified as slight adverse or greater will be significant in EIA terms.
Noise and Vibration	Any effects classified as minor or greater will be significant in EIA terms
Landscape and Visual Amenity	Non significant effects are those that are classified as neutral, negligible, slight or moderate. Significant effects are those that are classified as moderate/substantial, substantial or major substantial
Ecology and Biodiversity	Non significant effects are those that are classified as neutral, negligible or minor at a site level or higher. Significant effects are those that are classified as moderate or major at site level or higher.
Water Quality, Hydrology & Flood Risk	Major and moderate effects are considered to be significant in EIA terms
Soils, Geology and Contaminated Land	Any effects of minor significance or greater are considered to be significant in EIA terms
Archaeology and Cultural Heritage	Any effects classified as minor or greater will be significant in EIA terms

A summary of the impacts presented in the ES is provided in the table below.

Technical Area	Phase	Impact	Significant / Not Significant	
			Before Mitigation	After Mitigation
Transport	Construction	Severance	Not Significant	Not Significant
		Pedestrian Delay and Pedestrian Amenity	Not Significant	Not Significant
		Driver Delay	Significant Adverse	Significant Adverse
		Fear and Intimidation	Not Significant	Not Significant
		Accidents and Safety	Not Significant	Not Significant
	Operation	Severance	Significant Adverse	Significant Beneficial
		Pedestrian Delay	Significant Adverse	Significant Beneficial
		Pedestrian Amenity	Significant Adverse	Significant Beneficial
		Driver Delay	Significant	Significant Beneficial
		Fear and Intimidation	Not Significant	Not Significant
		Accidents and Safety	Not Significant	No Significant
Air Quality	Construction	Dust and particulate matter from on-site activities	NA	Not Significant
		Effects from Construction Traffic emissions	Not Significant	Not Significant
	Operation	Effects from Operational Traffic emissions	Significant	Not Significant
Noise and Vibration	Construction	Construction Noise	Significant Adverse	Significant Adverse
		Construction Vibration	Not Significant	Not Significant
	Operation	Operational Noise	Not Significant	Not Significant
Landscape and Visual Amenity	Construction	Change of Site character during construction	Significant Adverse	NA
		Change of setting to adjacent character areas during construction	Varies from Not Significant to Significant Adverse	NA

Technical Area	Phase	Impact	Significant / Not Significant		
			Before Mitigation	After Mitigation	
		Loss of visual amenity of footpaths crossing the Site during construction	Significant Adverse	NA	
		Loss of visual amenity from limited view or distant receptors during construction	Not Significant	NA	
		Loss of visual amenity from overlooking receptors near the Site during construction	Varies from Not Significant to Significant Adverse	NA	
	Operation	Change to Site character once operational	Not Significant	Significant Beneficial	
		Change of setting to adjacent character areas once operational	Not Significant	Not Significant	
		Loss of visual amenity of footpaths crossing the Site once operational	Not Significant	Significant Beneficial	
		Loss of visual amenity from limited view of distant receptors once operational	Not Significant	Not Significant	
		Loss of visual amenity from overlooking receptors near the Site once operational	Varies from Not Significant to Significant Adverse	Varies from Not Significant to Significant Beneficial	
	Ecology and Biodiversity	Construction	Designations	Not Significant	Not Significant
			Habitats	Significant Adverse	Not Significant
Dormouse			Significant Adverse	Not Significant	
Bats			Not Significant	Not Significant	
Badgers			Not Significant	Not Significant	
Wintering Birds			Not Significant	Not Significant	
Breeding Birds			Significant Adverse	Not Significant	

Technical Area	Phase	Impact	Significant / Not Significant	
			Before Mitigation	After Mitigation
		Invertebrates	Significant Adverse	Not Significant
		Reptiles	Significant Adverse	Not Significant
	Operation	Designations	Not Significant	Not Significant
		Habitats	Significant Adverse	Not Significant
		Dormouse	Significant Adverse	Not Significant
		Bats	Not Significant	Not Significant
		Badgers	Not Significant	Not Significant
		Wintering Birds	Not Significant	Not Significant
		Breeding Birds	Not Significant	Not Significant
		Invertebrates	Significant Adverse	Not Significant
		Reptiles	Significant Adverse	Not Significant
Water Quality, Hydrology & Flood Risk	Construction	Pollution into groundwater from on-site construction activities	Significant Adverse	Not Significant
		Pollution into groundwater from temporary drainage systems	Significant Adverse	Not Significant
		Flooding during extreme events and during decommissioning of temporary drainage	Not Significant	Not Significant
	Operation	Existing surface water flow paths	Significant Adverse	Not Significant
		Surface water runoff from Proposed Development	Not Significant	Not Significant
		Pollution into groundwater from infrastructure	Significant Adverse	Not Significant
Soils, Geology and	Construction	Mobilise contaminants through disturbance	Significant Adverse	Not Significant
		Leaks and spillages from fuel and oils	Significant Adverse	Not Significant

Technical Area	Phase	Impact	Significant / Not Significant	
			Before Mitigation	After Mitigation
Contaminated Land		Contamination risk to water resources from piling	Significant Adverse	Not Significant
	Operation	Contamination risk and exposure of future users of the Proposed Development	Significant Adverse	Not Significant
Archaeology and Cultural Heritage	Construction	Damage to archaeological remains during construction groundworks	Significant Adverse	Significant Adverse
	Operation	Changes to the settings of designated heritage assets	Insignificant	Insignificant