

Appendix 2.1: Summary of the EIA Scoping process Toton North

In order to determine the scope of the EIA in relation to Toton North, a request for a Scoping Opinion was submitted on behalf of the Applicants to BBC on the 13th September 2024. The request described the Site context, the nature and purpose of the Proposed Development at Toton North, and identified the proposed scope and structure of the EIA for consideration by BBC.

BBC issued their formal EIA Scoping Opinion on 22nd October 2024; this is enclosed. BBC Council contacted a number of statutory and non-statutory consultees as part of the Scoping exercise. The key matters raised and where these have been addressed, where relevant, are set out in the Table below.

Local Authority / Consultee	Summary of Comments/Discussion relevant to ES scope
Broxtowe Borough Council (BBC) Scoping Opinion 22 nd October 2024 (No date shown on letter, but received via email 22/10/2024)	The Local Planning Authority (LPA) considered that the Environmental Statement (ES) should include the matters and methodologies outlined in the EIA Scoping Report submitted by Pegasus Group on behalf of Bloor Homes Ltd and Peveril Securities Ltd, dated 12th September 2024. The LPA confirms that the proposed development is classified as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. With regard to specific matters to be addressed within the ES, the Scoping Opinion refers to various consultee responses and highlights the need for the ES to consider these expert views within the respective disciplines. The Scoping Opinion also emphasises that the ES should include an assessment of cumulative effects, incorporating other sites and developments as outlined in Table 3.1 of the Scoping Report. If additional cumulative effects are identified as necessary during the application stage, these will be required by the LPA. Additional Recommendation: Lighting: Initially scoped out, but the LPA recommends it be scoped in due to potential impacts on ecology and wildlife.
Environment Agency	The proposal for surface water management via ditches is acceptable, but measures to prevent sediment pollution during construction must be detailed. Over-pumping may require an Environmental Permit.
National Highways	Due to the scale and nature of the proposed development, traffic generated from the proposed development is likely to have an impact on the A52 trunk road and M1 motorway. As such, National Highways would expect to be consulted on the Transport Assessment which would form a key submission of the planning application. The Transport Assessment should be produced in accordance with DfT circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development.
Nottinghamshire Wildlife Trust	Support for bat activity and breeding / wintering bird surveys. Recommendations to make use of green infrastructure guidance published by Natural England, use local green infrastructure strategies; and take account of the Greater Nottingham Planning Partnership. In addition, the Proposed Development should deliver biodiversity net gain (BNG).
Active Travel England	Active Travel England does not offer detailed pre-application advice but provided a standing advice note on key active travel criteria.

Local Authority / Consultee	Summary of Comments/Discussion relevant to ES scope
Broxtowe Borough Council Environmental Health (12 th September 2024)	The air quality, noise, and contaminated land assessments are satisfactory, but there are missing details in Section 13.3.9 and outdated guidance in Section 13.5.11 of the EIA Scoping Report, regarding contaminated land.
County Council as Highway Authority	The development will connect to major roads, but traffic impacts must be evaluated. A Transport Assessment using the East Midlands Gateway Model is required.
Toton and Chilwell Neighbourhood Forum (15 th October 2024)	Recommendations to align naming with planning documents, rectify the lack of employment opportunities, ensure coordinated site access, modern construction methods, traffic assessment improvements, and green belt protection. The Forum believes that lighting should be scoped into the ES.
Historic England	Consultation with regard to archaeology should be undertaken with, for example, heritage officers from the County Council, to inform appropriate and necessary archaeological evaluation work, and design and any archaeological mitigation.
Nottinghamshire County Council Policy Team (undated)	<u>Minerals and Waste</u> Relevant policies in the following documents should be considered where relevant: Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy; the saved policies of the Waste Local Plan; the Nottinghamshire Minerals Local Plan; and the pre-submission draft of the emerging Waste Local Plan. The Site is not within, or in close proximity to, a Minerals Safeguarding Area and as such, the County Council do not have any concerns in this regard. <u>Archaeology</u> The County Council are pleased to see that the scoping report sets out that evaluation via various techniques will be carried out to support the planning application. A geophysical survey will need to be supported by evaluation via trial trenching. An appropriate level of trenching will be required to ensure adequate information for making an informed planning recommendation and a fit for purpose mitigation strategy (if required). <u>Built Heritage</u> Section 2.8 of the submitted scoping report fails to note the presence of the Bramcote Conservation Area, in proximity to the north and east of the Site. L VIA receptors must include views out of and towards the designated conservation area and consider impacts on its rural setting. <u>Public Rights of Way</u> Numerous Public Rights of Way carrying different statuses run in the area. There appear to be a lot of 'public' routes and not much clarity in their environmental status. Consideration should be given to the clarity between the rights of way and what could or should be adopted if it is tarmacked and thought be given to where and how people are using the routes and what their width and surface material will be.

Local Authority / Consultee	Summary of Comments/Discussion relevant to ES scope
Stapleford Town Council (23 rd October 2024)	Requests inclusion of the interrelationship between adjoining habitats (Biodiversity), direct on-site air quality monitoring (NO ₂ , PM ₁₀ , PM _{2.5}), and primary data for flood risk and any potential drainage impact on surrounding areas. Further, Stapleford Town Council request an acknowledgement that flood prevention schemes are not be regarded as having infinite capability to mitigate against flood risk, therefore size, shape and location of development will be determined by the outcome of this study.