

2. Assessment Scope and Methodology

2.1. Introduction

- 2.1.1. This chapter explains the methodology used to prepare the technical chapters of this Environmental Statement (ES) and describes its structure and content. In particular, it sets out the process of identifying and assessing the likely significant environmental effects of the Proposed Development, with each individual chapter of this ES stipulating its own specific assessment criteria.

2.2. General Approach to EIA

- 2.2.1. In accordance with the EIA Regulations (Regulation 18)¹, an ES is a statement which includes at least:-

"(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;

(b) a description of the likely significant effects of the proposed development on the environment;

(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;

(d) a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;

(e) a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and

(f) any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.

(4) An environmental statement must –

(a) where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);

(b) include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017; Schedule 1 (18)

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(c) be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.

(5) In order to ensure the completeness and quality of the environmental statement –

(a) the developer must ensure that the environmental statement is prepared by competent experts; and

(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts”

2.2.2. Accordingly, in summary, this ES comprises the following information:

- A description of the Proposed Development comprising information about the Site including the nature, design, size and scale of the Proposed Development;
- The data necessary to identify and assess the main effects which the Proposed Development is likely to have on the environment, including a description of the relevant aspects of the current state of the environment (baseline) and forecasting methods used;
- A description of the likely significant effects of the Proposed Development (construction, operation and vulnerability to risks from major accidents and/or disasters) covering direct effects and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects, explained by reference to the Proposed Development's possible effect on: population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural, architectural and archaeological heritage, landscape and the interaction between any of the foregoing material assets (as appropriate);
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures are proposed in order to avoid, prevent or reduce and if possible offset those effects;
- A description of the reasonable alternatives studied, which are relevant to the Proposed Development;
- A summary in non-technical language of the information specified above; and
- A statement outlining the relevant experience of the experts who have undertaken the assessment and drafted the technical chapters within this ES (provided at the front of this document); and
- A reference list detailing the sources used.

2.3. The Development Assessed within this ES

2.3.1. This ES assessed the following description of the Proposed Development:

‘Outline permission for up to 420 residential dwellings and associated open space and infrastructure.’

2.3.2. Further information on the Proposed Development is provided within **Chapter 4 ‘The Proposed Development and Alternatives**.

- 2.3.3. To ensure that the Proposed Development will remain the same as that assessed within this ES, a range of development parameters and an accompanying Parameters Plan (**Figure 4.1**) has been established and assessed. Together, these contain the parameters and controls defining those aspects of the Proposed Development capable of having significant environmental effects, as set out in the EIA Regulations.
- 2.3.4. The matters encapsulated within the development parameters and Parameter Plan at **Figure 4.1** include:
- New areas of built form;
 - Maximum building heights across the Site;
 - A vehicular access point into the Site;
 - Illustrative alignment of pedestrian and cycle routing and associated connection; and
 - Landscape elements including retained vegetation, key areas of landscape planting and areas of open space.
- 2.3.5. The Parameter Plan at **Figure 4.1** forms the basis of the ES assessments and illustrates the maximum extent of the aspects of the Proposed Development being assessed for any likely significant effects.

Consideration of Alternatives

- 2.3.6. Schedule 4, Paragraph 2, of the EIA Regulations requires that the ES contain:
- "A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer... and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects"*
- 2.3.7. In addition, the National Planning Practice Guidance ("NPPG") on EIA (Paragraph O35) states that:
- "where alternative approaches to development have been considered, the Environmental Statement should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects"*
- 2.3.8. Accordingly, this ES contains a section within **Chapter 4** setting out the alternatives considered.

2.4. Scope of Environmental Impact Assessment and Public Consultation

- 2.4.1. In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not statutorily require, an applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. This ES addresses those environmental issues which are considered pertinent and that could potentially result in *"likely significant effects"* as stated in the EIA Regulations.
- 2.4.2. The Applicant has not requested a formal EIA Scoping Opinion in relation to the Proposed Development; however, have instead followed the scope of that agreed for the larger, separate 'Toton North' scheme, which lies in close proximity to the Site. Given the primary reason for undertaking an EIA is in relation to the potential significant cumulative effects that could occur with Toton north (and other potential schemes in the locality), this is considered appropriate and robust.

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A summary of the EIA Scoping process undertaken in relation to Toton North is included at **Appendix 2.1 'Summary of Toton North Scoping'**..

2.4.3. Accordingly, the environmental themes scoped into or out of the EIA are given in **Table 2.1** below.

Table 2.1: Environmental Themes Scoped In/ Out

Scoped In / Out	EIA Topic	Where Addressed within ES (if applicable)
Scoped In	Population	To be assessed within the Socioeconomics and Health chapter of the ES.
	Human Health	To be assessed within various chapters where human health is the receptor, such as flood risk and drainage, and air quality.
	Biodiversity (e.g. flora and fauna)	To be assessed within the Ecology and Biodiversity Chapter of the ES.
	Land (e.g. land take)	To be assessed within the Landscape and Visual Impact, and Soils and Agricultural Land chapters of the ES.
	Soil	To be assessed within the Soils and Agricultural Land, and Contaminated Land / Ground Conditions Chapters of the ES.
	Water	To be assessed with the Flood Risk and Drainage Chapter.
	Air Quality	To be assessed within the Air Quality chapter.
	Climate Change	To be assessed within the Climate Change, and Flood Risk and Drainage chapters of the ES.
	Cultural Heritage	To be assessed within the Cultural Heritage chapter of the ES.
	Landscape	To be assessed within the Landscape and Visual Amenity chapter of the ES.
	Interrelationship between above factors	Within each topic chapter and / or in Summary chapter
Scoped out	Material Assets	It is not considered there are any further 'material assets' to those already addressed within other EIA topics.

2.4.4. Given the nature and intended longevity of the Proposed Development's operational life, decommissioning has not been considered as part of this study. This EIA focuses on the likely significant effects of the Proposed Development during the construction and operational phases only.

2.4.5. It is also considered that, given the nature of the Proposed Development and its location, there is unlikely to be any significant adverse effects *"deriving from the vulnerability of the development to*

risks of major accidents and/or disasters"². However, consideration has been given to potential significant effects as a result of minor accidents during the construction stages; these are addressed within relevant disciplines throughout the ES.

- 2.4.6. A summary of where the Schedule 4 requirements are addressed within the ES given in **Table 2.2**.

Public Consultation

- 2.4.7. Community engagement has been undertaken as part of the planning application process to ensure that the local community and stakeholders were given opportunities to find out about the Proposed Development, to engage with the project team and to provide feedback. The supporting Statement of Community Involvement (SCI) submitted with the planning application provides full detail of the activities undertaken to date.

- 2.4.8. In summary however, the Applicant has carried out the following consultation activities:

- Creation of a dedicated project website (<http://www.totonwest.co.uk>) which provided users with an introduction to the Site, where it is located, key information about the proposal and a section detailing how residents can make their views about the development known;
- The consultation ran from the 3rd March 2025 to the 17th March 2025, however any comments received after this date were considered;
- A leaflet was also designed and distributed to residents within the vicinity of the Site. The leaflet was designed to provide information about the Proposed Development, the details of the website, an explanation of the development process, and an explanation of the need of the Proposed Development and two methods for residents to make their views on the proposal known. Included in the leaflet design was a FREEPOST feedback form which could be torn off and posted to the agent to collect the comments on the Proposed Development to assist with the preparation of this document.

- 2.4.9. Further information on the response and how the Proposed Development has considered this feedback is provided in the SCI submitted with the planning application package. Further, informal discussions have been held separately with Officers of both BBC and Nottinghamshire County Council.

2.5. Finch v Surry County Council Supreme Court Ruling, June 2024.

- 2.5.1. This ES considers the June 2024 Supreme Court ruling in respect of R (Finch on behalf of the Weald Actions Group and Others) v Surrey County Council and Others ("Finch versus Surrey County Council"). This ruling considered a planning approval for the retention and expansion of an existing onshore oil well site and to drill four new wells, enabling the extraction of oil over a 20-year period. The issue under consideration was in relation to whether it was unlawful for the EIA not to include an assessment of the indirect impacts of downstream greenhouse gas emissions resulting from the eventual use of the refined products of the extracted oil. The Supreme Court ruled that, in this instance, the EIA should have assessed this 'effect' given there was an "inevitable causal link"; in essence it was not merely likely, but inevitable that the oil produced at the site would be refined, combusted, and result in GHG emissions and there were no realistic circumstances in which

² The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017; Schedule 4 (8)

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extraction of the oil will not lead to its use as fuel. As this effect had not been considered within that ES, the planning consent was overturned.

- 2.5.2. The decision also provides relevant consideration of the terminology of Schedule 4 (5) of the EIA Regulations which requires the assessment of 'likely' 'significant' 'effects'. In relation to 'likely', the ruling goes on to state in Paragraphs 74 and 77 that *"to determine that a potential effect is 'likely' requires evidence on which to base such a determination. If evidence is lacking so that a possible future occurrence is a matter of speculation or conjecture, then a rational person would not feel able to judge that it is 'likely'.... and... 'conjecture and speculation have no place in the EIA process'".* The judgement also makes reference to the requirement for a meaningful assessment, at Paragraph 167, which states *"only effects which evidence shows are likely to occur and which are capable of meaningful assessment must be assessed"*.
- 2.5.3. With reference to the Proposed Development, consideration in relation to relevant indirect effects are discussed within each technical chapter of this report in the context of the above key matters, particularly whether there is: an effect which demonstrates an inevitable causal link; whether this effect is 'likely' and 'significant'; and whether a meaningful assessment of the effect can be undertaken using an established methodology. Given the residential nature of the Proposed Development, it is not considered relevant for indirect effects to consider the potential for such matters pertaining to, for example, greenhouse gas emissions associated with deliveries (e.g., Amazon) made to future residents, due to the increased local population resultant of the Proposed Development. Such matters would be based on *"conjecture and speculation"* and not justified through *"an inevitable causal link"* and would therefore not follow the views of the Supreme Court ruling. Such indirect effects have therefore been 'scoped out' of the ES.

Table 2.2: Schedule 4 Requirements Summary

Schedule 4 Requirement	Where addressed within the ES
1. A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.	(a) Chapter 3 The Site (b) Chapter 4 Proposed Development and Alternatives (c) Chapter 4 Proposed Development and Alternatives (d) within Chapter 4 as it relates to the Proposed Development description and within Chapters 5–16 as it relates to individual topic areas
2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter 4: Proposed Development & Alternatives
3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	The baseline conditions are fully described within Chapter 3 'The Site', and technical Chapters 5–16.
4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	The baseline conditions that have the potential to be affected by the Proposed Development are fully described / established within Chapters 5–16 in as it relates to individual topic areas
5. A description of the likely significant effects of the development on the environment resulting from, inter alia:	(a, b, c, d & g) A description of the likely significant effects for each individual topic

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Schedule 4 Requirement	Where addressed within the ES
(a)the construction and existence of the development, including, where relevant, demolition works; (b)the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; (c)the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d)the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); (e)the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f)the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; (g)the technologies and the substances used.	area is discussed within Chapters 5-16 Section 4 Assessment of Likely Significant Effects as it relates to individual topic areas. of the ES. (e) Chapters 5 – 16 Section 6 Cumulative and In-Combination Effects of the ES as it relates to individual topic areas. Chapter 2 details the approach to cumulative effects and lists developments considered within the assessment (f) Chapter 12 Flood Risk and Drainage, Chapter 15 Climate Change
6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Chapters 5 – 16 detail the Assessment Approach (Section 2) used for the approach to each individual topic assessment, including limitations and difficulties to the assessments as it relates to individual topic areas
7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Chapters 5 – 16 in Section 5 Mitigation, Enhancement and Residual Effects detail mitigation and enhancement measures as it relates to individual topic areas.
8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or	Chapters 5-16 in Section 5 Mitigation, Enhancement and Residual Effects details

Schedule 4 Requirement	Where addressed within the ES
Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	any residual effects as it relates to individual topic areas
9. A non-technical summary of the information provided under paragraphs 1 to 8.	Non-Technical Summary is provided as a separate volume to this ES
10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Footnoted as appropriate throughout the chapters of the ES.

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2.6. EIA Methodology

2.6.1. The content of the ES is, in the main, based on the following:

- Review of the baseline situation through existing information, data, reports, site & desktop surveys;
- Consideration of the relevant National Planning Policy Framework (NPPF) and accompanying NPPG, and the statutory extant and emerging development plan policies;
- Consideration of potential sensitive receptors;
- Identification of likely significant environmental effects and an evaluation of their duration and magnitude where applicable;
- Expert opinion;
- Modelling;
- Use of relevant technical and good practice guidance; and
- Specific consultation with appropriate bodies.

2.6.2. Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, assessments have been based on available knowledge and professional judgment.

2.7. Approach to Determine Significance

2.7.1. The EIA identifies the likely 'significance' of environmental effects (beneficial or adverse) arising from the Proposed Development. Each technical chapter defines discipline specific 'likely significant effects' by the use of pre-determined assessment criteria. Individual disciplines stipulate the specific assessment criteria used within their own technical chapters under Assessment Approach; however in broad terms, environmental effects can be described as adverse, beneficial or neutral on a sliding scale, for example, major-moderate-minor-negligible.

2.7.2. In many technical disciplines (but not all), significance reflects the relationship between two factors:

- The magnitude or severity of an effect (i.e. the actual change taking place to the environment); and
- The sensitivity, importance or value of the resource or receptor.

2.7.3. Specific separate criteria for determining the degree of 'magnitude' and the degree of 'sensitivity' (or importance or value) is clearly defined within each technical chapter, and again is often on a sliding scale (e.g. high-medium-low).

2.7.4. The significance of a particular effect can then be derived from the interaction of the receptor's sensitivity and the magnitude of change likely to be experienced.

2.7.5. An example of this 'matrix' process is indicated below in **Table 2.3**, however it should be noted that this is provided as a general guide only. Discipline-specific methodology is often used

rather than generic criteria, as it is recognised that broad criteria does not always cater for particular disciplines, particularly where best practice and guidance require subtle differences. All significance criteria are clearly explained within each technical chapter under the heading of Assessment Approach.

Table 2.3: Example degrees of Significance based on Magnitude/Sensitivity

Magnitude of Change	Sensitivity of Receptor				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

2.7.6. A methodology section will be included in each of the technical chapters, which will also set out those effects that are considered to be significant or not significant in the context of the EIA Regulations.

2.7.7. Significance of effects would be assigned both before and after mitigation where relevant.

2.8. Mitigation

2.8.1. Standard measures and the adoption of construction best practice methods to avoid, minimise or manage adverse environmental effects, or to ensure realisation of beneficial effects, are assumed to have been incorporated into the design of the Proposed Development and the methods of its construction from the outset. Further information on the standard measures and construction best practice is detailed in **Chapter 4: The Proposed Development and Alternatives**. Where outlined, the assessment is of the Proposed Development incorporating these measures.

2.8.2. Where mitigation measures are proposed that are specific to an environmental theme (e.g. ecological measures incorporated into the landscaping scheme etc) and are purposely incorporated into the design, these are highlighted within the relevant technical chapter as 'mitigation by design' (or 'integral/embedded mitigation') and may be subject to appropriate planning conditions or obligations.

2.8.3. Where the assessment of the Proposed Development has identified potential for adverse environmental effects, the scope for mitigation of those effects, for example by way of compensatory measures, has been considered and is outlined in the appropriate technical chapter. It is assumed that such measures would be subject to appropriate planning conditions or obligations.

2.8.4. Where the effectiveness of the mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, then data and/or professional judgment has been introduced to support these assumptions.

2.9. Cumulative and In-Combination Effects

2.9.1. The ES responds to the requirement in the Regulations to assess the cumulative effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from:

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- 2.9.2. Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect; and
- 2.9.3. Intra-project Cumulative Effects: The combined effect of individual effects (for example noise, airborne dust or traffic) on a single receptor where deemed potentially significant (referred to as “in-combination” in the Design Manual for Roads and Bridges (DMRB) Volume 11 Environmental Assessment).

Inter-project Cumulative Effects

- 2.9.4. With respect to inter-project cumulative effects, the EIA Regulations state that consideration should be given to “other existing and/or approved projects” (Schedule 4, paragraph 5(e)). This is further supported by the NPPG which states “There are occasions.....when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development” (Paragraph: 024 Reference ID: 4-024-20170728).
- 2.9.5. It is acknowledged that there may be other schemes which are considered to be “reasonably foreseeable” as referred to within the European Guidance in relation to the definition of cumulative impacts. It is important to recognise that it is not the role of the ES to assess all these types of potential schemes and a staged approach in identifying which ‘other sites’ are relevant to consider is appropriate.
- 2.9.6. A review has been undertaken of “existing and/or approved projects” and also other “reasonably foreseeable” schemes which are known to the Applicant within 3km of the Site, which alongside the Proposed Development, could potentially result in cumulative significant effects. Each has been considered in relation to how certain the development is in coming forward in the context of the European’s Guidance definition of cumulative effects and how “reasonably foreseeable” these are and whether they may influence the baseline or have the potential for significant cumulative effects with the Proposed Development; thus identifying what ‘other developments’ are considered appropriate to consider in any cumulative assessment. This review is set out in **Table 2.4** below.
- 2.9.7. Where it is considered this could potentially result in significant effects, the ‘other development’ will then be considered within the cumulative assessment. The way these are considered may vary dependent on the nature and progress of the development and the discipline which may be impacted upon.

Table 2.4: Potential Other Developments in relation to Cumulative Assessment

Address and Reference	Description of Development	Approx. Distance from the Site	Status	Certainty and relevance to consider in cumulative assessment	Proposed to be considered
Land at Toton North Ref: TBC	The construction of up to 880 dwellings, a link road (means of access only), local centre, country park, education provision (forest school) and associated infrastructure.	11m to the east	Planning application recently submitted	Uncertain: A planning application has not yet been submitted; however, as this scheme is being submitted by one of the same Applicants (Bloor Homes), this scheme is considered to be 'reasonably foreseeable' and could be determined at the same time as the Proposed Development. Given this, the nature of this scheme, and its location, it is considered relevant to incorporate this scheme into the cumulative assessment.	Yes
Land at Toton East Ref: TBC	The construction of 155 dwellings with associated open space and infrastructure	20m to the north-east	Application yet to be submitted, however aware that this is likely to be submitted at a similar time as the subject site.	Uncertain: A planning application has not yet been submitted; however, as this scheme is being submitted by one of the same Applicants (Bloor Homes), this scheme is considered to be	Yes

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Address and Reference	Description of Development	Approx. Distance from the Site	Status	Certainty and relevance to consider in cumulative assessment	Proposed to be considered
				'reasonably foreseeable' and could be determined at the same time as the Proposed Development. Given this, the nature of this scheme, and its location, it is considered relevant to incorporate this scheme into the cumulative assessment. .	
Southfields Farm, Common Lane, Bramcote, Nottinghamshire NG9 3DT 24/00066/FUL	Construction and operation of two adjacent Battery Energy Storage Systems (BESS) facilities operating at different voltages (132kV and 33kV) in order to fully support the local electricity network. Both facilities are adjacent to each other within a single new overall site compound comprising: the erection of battery containers, switchgear containers, inverters, control building, and new substations; installation of new underground cable circuits to connect the new BESS substations; improvements to access from Common Lane; establishing new internal access roads, resurfaced compound, and turning area; installation of perimeter fencing and access gate; associated ground works; and landscaping (revised scheme)	59m to the north-west	Conditional permission granted on 21 st August 2024. Construction has not yet commenced.	Likely: Planning permission granted but construction has not yet started. Given the nature and location of the scheme, it is considered relevant to consider as part of the cumulative assessment.	Yes
Site Of The Magpie Toton Lane	Construction of a 78 bed residential care home with associated parking.	650m to the north	Conditional permission	Certain: the construction phase for this scheme has commenced. Given the size	No

Address and Reference	Description of Development	Approx. Distance from the Site	Status	Certainty and relevance to consider in cumulative assessment	Proposed to be considered
Stapleford Nottinghamshire Ref: 20/00478/FUL			granted on 3 rd August 2021. Under construction.	of this scheme, it is considered that it will be complete and operational prior to the construction of the Proposed Development. Further, given its location, it is not considered likely to result in potentially significant cumulative effects.	
Field Farm Ilkeston Road Stapleford Nottinghamshire NG9 8JJ Ref: 20/00116/FUL	Hybrid application comprising: Full application for 132 dwellings, associated infrastructure, flood attenuation works, play area and open space. Outline application for up to 200 dwellings, local centre (retail, financial and professional services, restaurants/cafes, drinking establishments, hot food takeaways – Classes A1-A5), associated infrastructure, open space and flood attenuation works with means of access included (all other matters reserved).	2.9km to the north	Conditional permission granted on 23 rd December 2020. Under construction.	Certain: the construction phase for this scheme has commenced. Given the size of this scheme, it is considered that it will be complete and operational prior to the construction of the Proposed Development. Further, given its location, it is not considered likely to result in potentially significant cumulative effects.	No
Bramcote College Moor Lane Bramcote Nottinghamshire NG9 3GA	Construction of replacement Secondary School (750 11–16 places plus 200 sixth form places). Demolition of existing school with partial retention for Trust Offices.	3km to the north north-east	Conditional permission granted on 4 th January 2023.	Likely. Planning permission has been granted but the construction phase has not yet commenced. Given that the location of this scheme is some distance	No

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Address and Reference	Description of Development	Approx. Distance from the Site	Status	Certainty and relevance to consider in cumulative assessment	Proposed to be considered
Ref: 22/00740/FUL	Associated car parking, sports pitches and general hard and soft landscaping.		Construction has not yet commenced.	from the Site, is a replacement school and the Site not within the college catchment, , it is not considered likely to result in potentially significant effects.	
Former Stanton Ironworks Site, Lows Lane, Stanton By Dale, Derbyshire EBC Ref: 1221/0002*	Hybrid planning application for the comprehensive redevelopment of the site comprising the provision of a maximum 261,471 sqm of employment a mix of Class Eg (iii) (Industrial Processes), B2 (General Industrial) and B8 (Storage & Distribution) with associated and related works and proposed access from Lows Lane.	3km to the north-west	Planning consent granted on 25 th August 2022; a number of reserved matters and discharge of conditions have been submitted. Under construction.	Certain. The separating distance of this scheme from the Proposed Development is considered such that potentially significant cumulative effects are not likely.	No
Land Adjacent And North West Of Bramcote Crematorium Coventry Lane Bramcote Nottinghamshire Ref: 20/00352/OUT Reserved Matters: 22/00619/REM	Outline application to construct residential development with all matters reserved except for the formation of vehicular access from Coventry Lane.	3.3km to the north-east	Conditional permission granted on 11 th February 2022. Reserved Matters granted conditional permission on 9 th March 2023. A worst-case position has been assumed in that	Likely: Planning permission has been granted but the construction phase has not yet commenced. Given the nature of this scheme and its location, it is not considered likely to result in potentially significant cumulative effects.	No

Address and Reference	Description of Development	Approx. Distance from the Site	Status	Certainty and relevance to consider in cumulative assessment	Proposed to be considered
			construction has not yet commenced.		
Land East Of Coventry Lane (west Of Moor Lane) Bramcote Nottinghamshire 22/00967/FUL	Construct 470 dwellings and associated access, public open space, drainage, infrastructure, earthworks and ancillary enabling works.	3.4km to the north-east	Conditional permission granted on 30th August 2024. Construction has not yet commenced.	Likely: Planning permission has granted and the construction phase has not yet commenced. Given the nature of this scheme and its location, it is not considered likely to result in potentially significant cumulative effects.	NO

- 2.9.8. To confirm, the Proposed Development can be delivered entirely independent from the schemes at Toton North and Toton East, and it is not reliant on either of these other schemes coming forward. It is therefore the case that the Proposed Development is considered a single project for assessment purposes. The Proposed Development does however ensure that the schemes at Toton North and Toton East are not prejudice, and the cumulative impacts of all sites coming forward have been considered in this ES.

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2.10. Intra-project Cumulative Effects and In-Combination Effects

- 2.10.1. Intra-project effects are the combined effect of individual effects (e.g., airborne dust entering waterbodies) on a single receptor where deemed potentially significant and are also reviewed in the technical chapters of this ES and where relevant discussed in the Summary chapter.

2.11. General Assumptions & Limitations

- 2.11.1. The principal assumptions that have been made and any limitations that have been identified in preparing this ES are set out below:

- The principal land uses adjoining the Site remain as at the present day, except where relevant to consider the proposals discussed above;
- Information received from third parties is complete and up to date;
- The design, construction and completed stages of the Proposed Development will satisfy legislative requirements; and
- Conditions, or other legal obligations, will be attached to the planning permission to secure 'mitigation', where considered necessary to make the Proposed Development acceptable.

2.12. Structure of Technical Chapter

- 2.12.1. Throughout the EIA process, the likely significant environmental effects of the Proposed Development will be assessed. Within each of the technical chapters the information which will inform the EIA process has generally been set out in the following way:

- **Introduction** – to introduce the topic under consideration, state the purpose of undertaking the assessment and set out those aspects of the Proposed Development material to the topic assessment;
- **Assessment Approach** – to describe the method and scope of the assessment undertaken and responses to consultation in relation to method and scope in each case pertinent to the topic under consideration;
- **Baseline Conditions** – a description of the baseline conditions pertinent to the topic under consideration including baseline survey information;
- **Assessment of Likely Significant Effects** – identifying the likely effects, evaluation of those effects and assessment of their significance, considering both construction and operational and direct and indirect effects;
- **Mitigation, Enhancement and Residual Effects**– describing the mitigation strategies for the significant effects identified, noting any residual effects;
- **Cumulative Effects** – consideration of potential cumulative and in-combination effects (as discussed above); and
- **Summary** – a non-technical summary of the chapter, including baseline conditions, likely significant effects, mitigation and conclusion.