

1. Introduction

1.1. Introduction

- 1.1.1. This Environmental Statement (ES) has been prepared on behalf of Bloor Homes Ltd ('the Applicant') in respect of Land at Toton West, in Toton, Nottinghamshire ('the Site'). This ES accompanies and assesses an outline planning application for up to 420 residential dwellings and associated open space and infrastructure on the Site ('the Proposed Development').
- 1.1.2. The Site (see **Figure 1.1** – Site Location Plan) extends to approximately 18.96 hectares (ha) and is located within the administrative authority of Broxtowe Borough Council (BBC). Please see Chapter 3 for further description of the Site and its surroundings.

1.2. EIA Regulations and Procedures

- 1.2.1. An ES is a document that sets out the findings of an Environmental Impact Assessment ("EIA"). An EIA is a process for identifying the "*likely significance of environmental effects*¹" (beneficial or adverse) arising from a development, by comparing the existing environmental conditions prior to development (known as 'the baseline conditions') with the environmental conditions during/following the construction, operational and, where relevant, the decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application.
- 1.2.2. The statutory requirements for carrying out an EIA, the content of the ES and the procedures for determining planning applications for 'EIA Development' are set out within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018) (the "EIA Regulations").
- 1.2.3. Where an application is made for planning permission for EIA Development, the local planning authority ("LPA") is not permitted under the EIA Regulations to grant planning permission unless it has first taken the relevant environmental information into consideration.

Screening

- 1.2.4. In order to determine if it is necessary to undertake an EIA to accompany a planning application, Regulation 6 of the EIA Regulations makes provision for an applicant to apply to an LPA for a 'Screening Opinion'; in the absence of a submitted EIA, Regulation 8 of the EIA Regulations provides for LPAs to screen a planning application on receipt if it appears to require a screening opinion.
- 1.2.5. The EIA Regulations require that any development falling within the categories set out within Schedule 2 of those regulations should be considered as 'EIA Development' where the development is considered likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2).
- 1.2.6. The Proposed Development falls under Schedule 2, Category 10 (b) of the EIA Regulations as an 'Infrastructure Project'; specifically, an 'urban development project'.

¹ The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018)

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- 1.2.7. Whilst a formal EIA screening opinion request was not sought, it is acknowledged that there is the potential for significant cumulative effects with the surrounding parcels which have the potential to come forward at a similar time to the Proposed Development. For this reason and to ensure a robust assessment, the Applicant has committed the Proposed Development to an EIA, the findings of which are set out within this ES to accompany the planning application.

Scoping

- 1.2.8. 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. The Applicant did not choose to request an EIA Scoping Opinion in relation to the Proposed Development, however has instead followed the scope of the ES associated with the separate ‘Toton North’ planning application, which lies in close proximity to the Site. Please see Chapter 2 ‘Assessment Scope and Methodology’ for further detail.

1.3. Structure of Environmental Statement

- 1.3.1. This ES comprises studies on the aspect of the environment identified as likely to be significantly affected by the Proposed Development (the ‘technical chapters’), which are supported with figures and technical appendices where appropriate.

- 1.3.2. This ES is structured as follows:

- **Environmental Statement Volume 1:** Main Text and Figures – Comprises the main volume of the ES, including chapters and associated figures that describe the EIA context, the Application Site, the Proposed Development, and set out the scope of the ES. This is followed by the ‘technical chapters’ for each environmental discipline relevant to the proposals. The volume concludes with a summary.
- **Environmental Statement Volume 2: Technical Appendices** – Comprises the associated technical appendices which support each environmental topic within Volume 1.
- **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects of the Proposed Development.

- 1.3.3. The content of the main ES report comprises:

- Chapter 1 Introduction;
- Chapter 2 Assessment Scope and Methodology;
- Chapter 3 The Site;
- Chapter 4 Proposed Development and Alternatives;
- Chapter 5 Socioeconomics and Health;
- Chapter 6 Landscape and Visual Amenity;
- Chapter 7 Biodiversity;

- Chapter 8 Cultural Heritage;
- Chapter 9 Transport and Access;
- Chapter 10 Air Quality;
- Chapter 11 Noise and Vibration;
- Chapter 12 Flood Risk and Drainage;
- Chapter 13 Contaminated Land and Ground Conditions;
- Chapter 14 Soils and Agricultural Land;
- Chapter 15 Climate Change;
- Chapter 16 Lighting;
- Chapter 17 Summary;
- Chapter 18 Glossary; and
- Chapter 19 References.

1.3.4. For continuity, the figures and appendices are arranged and presented using the same reference numbers as the chapters as a means of providing supportive background and technical information.

The EIA Consultant Team

1.3.5. To ensure the completeness and quality of this ES it has been coordinated and managed by Pegasus Group. Pegasus Group is one of the founding members of the Institute of Environmental Management and Assessment ('IEMA') Quality Mark which is a mark of excellence in EIA co-ordination and management. Pegasus Group has obtained, and retained since inception, its EIA Quality Mark status which is assessed by IEMA.

1.3.6. The consultants who have contributed to the preparation of this ES are referenced in the competency statement at **Appendix 1.1 'EIA Statement of Expertise'**, along with information demonstrating their expertise to ensure the completeness and quality of the ES in accordance with the EIA Regulations.

1.4. Environmental Statement Availability and Comments

Availability

1.4.1. This ES and planning application documents will be made available online via BBC's planning register once the application has been registered. Please contact the planning department at BBC (contact details below) during normal office hours for details on where and when hard copies of the ES may be available for inspection:

Broxtowe Borough Council
Foster Avenue
Beeston

Telephone: 0115 917 7777

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Nottingham
NG9 1AB

email: pabc@broxtowe.gov.uk

1.4.2. Alternatively, the ES may be purchased, the costs for which are set out below:

- Volume 1: Main Text – £100
- Volume 2: Technical Appendix – £150
- Non-Technical Summary (NTS) – Free of charge
- Digital copies of the above documents on a CD or PEN Drive – £10

1.4.3. For copies of any of the above please contact Pegasus Group at:

Pegasus Group
4 The Courtyard
Church Street
Lockington
Derbyshire
DE74 2SL

1.4.4. Please quote project reference P23-2379.

Comments

1.4.5. Comments on the planning application should be sent to the Planning Department at BBC, located at the Council Offices, at the address / details given above. Please do not send comments to Pegasus Group, the Applicant or the consultants who have contributed to this ES as these may not be taken into consideration.