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Our Ref: 24/00617/EIA
Your Ref:
Date: XX October 2024



**Broxtowe
Borough
COUNCIL**

Chris Millington
Pegasus Group
5th Floor
1 Newhall Street
Birmingham
B3 3NH

Dear Chris

Re: Request for Scoping Opinion under Regulation 15 of The Town And Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) – our reference 24/00617/EIA

Location: Land between A52 Stapleford, and Chilwell Lane, Bramcote, Nottinghamshire

Applicant: Bloor Homes Ltd and Peveril Securities Ltd

I write in response to your request for the above on behalf of Bloor Homes Ltd and Peveril Securities Ltd in respect of land between A52 Stapleford, and Chilwell Lane, Bramcote, Nottinghamshire, received 13th September 2024.

Background

The request relates to an outline planning application for a residential-led development of up to 700 homes, link road (access only), local centre, country park, education provision (forest school) and associated infrastructure.

A detailed description of the site and development proposals is provided within the Toton North, Toton, Nottinghamshire Environmental Impact Assessment (EIA) Scoping Report, prepared by Pegasus Group on behalf of Bloor Homes Ltd and Peveril Securities Ltd, dated 12th September 2024, which has informed our response.



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In our opinion, the proposal is EIA development and therefore any planning application for it will need to be supported by an Environmental Statement (ES).

The ES is required to contain satisfactory documentation to enable us to fairly assess the predicted impacts on the environment arising from the development and its operation. The specified information must meet the requirements of Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as the '2017 Regulations'). It must also include any additional information specified in Schedule 4 of the 2017 Regulations which is relevant to the specific characteristics of the particular development or type of development under consideration and to the environmental features likely to be significantly affected. As a minimum requirement Regulation 15(2) of the 2017 Regulations requires the ES to contain the following information:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development, including its location and technical capacity;
- An explanation of the likely significant effects of the development on the environment; and
- Such other information or representations as the person making the request may wish to provide or make.

Consideration of the environmental features likely to be affected by the development

In accordance with the National Planning Policy Guidance a number of organisations have been consulted for their expert advice regarding the likely environmental effects of the proposed development. Consultations have also taken place with specialists employed by the Council. Responses have been received from the following (copies are enclosed for your information):

- Environment Agency
- National Highways
- Notts Wildlife Trust
- Active Travel England
- Local Authority Environmental Health
- County Council as Highway Authority
- The Toton and Chilwell Neighbourhood Forum
- A member of the public
- Historic England
- County Council Policy Team

Responses to our consultation have not been received from:

- Severn Trent Water
- Local Authority Parks and Green Spaces
- County Council as Local Lead Flood Authority

- Erewash Borough Council
- Toton and Chilwell Neighbourhood Forum
- Bramcote Neighbourhood Forum

The Scoping Request

The following information has been submitted for consideration and is considered to be adequate for the purposes of Regulation 15:

- Request for Scoping Opinion cover letter dated 13th September 2024
- EIA Scoping Report for Toton North, Toton, Nottinghamshire dated 12.09.24
- Site Plan and Illustrative Masterplan, included in the report

The proposed development

The development as proposed sees residential parcels focussed to the south of the site, with a local centre to the midpoint of the built form. The northern areas of the site are anticipated to provide a new country park, with potential for education provision. Means of access to the site are proposed to be from the A52 Brian Clough Way, which would also facilitate bringing forward a wider link road through the proposals.

Comments on the information proposed to be supplied in the Environmental Statement (ES)

For the purposes of informing this Opinion, a range of technical and other organisations have been consulted. Copies of responses are appended and any late submissions will be forwarded.

Overall, we are satisfied with the proposed contents and structure for the Environmental Statement (ES) as set out in the Scoping Report.

Matters to be scoped in:

Socio-economics and Health

Due to the scale of development, it is considered that there is the potential for a significant impact on socio-economics and health.

It is agreed that this matter should be scoped in to form part of the ES, given the proximity to the established settlements of both Chilwell and Toton.

Landscape and Visual Amenity

It is agreed that landscape and visual impacts should be scoped into the ES and informed by a Landscape and Visual Impact Assessment (LVIA). The LVIA should be in line with best practice contained in the Guidelines for Landscape and Visual Impact Assessment (GLIVA3) Third Edition published by the Landscape Institute and Institute of Environmental Managers and Assessment (April 2013). Please refer to the appended detailed advice from the County Council's landscape advisors, Via East Midlands.

Prior to production of the LVIA, viewpoint locations should be agreed with the Council. Similarly, the locations, numbers and type of photomontages required should also first be agreed.

The LVIA should also consider the potential for the proposals to impact upon the setting of heritage assets and historic landscape character.

Ecology and Biodiversity

Whilst in general agreement to the approach to be taken, Nottinghamshire Wildlife Trust recommend that the adopted environmental policies of the Toton and Chilwell Neighbourhood plan should be taken into account, and to make use of the latest Natural England Green Infrastructure Guidance. In addition, to utilise the Broxtowe Green Infrastructure Strategy and Biodiversity Opportunity Map and link within the emerging Nottinghamshire Local Nature Recovery Strategy: [Local nature recovery strategy | Nottinghamshire County Council](#) and take account of the Greater Nottingham Planning Partnership.

Cultural Heritage

The Cultural heritage assessment should include consideration of any impacts on all aspects of the historic environment including archaeology; built heritage; and the historic landscape, designated and non-designated.

It is agreed that the assets to be scoped in are to include archaeology and any heritage asset (as identified on the Heritage Gateway) inter-visible with the site, Conservation Areas at Nottingham Road Stapleford and at Bramcote Village, and the potential non-designated asset at Wheatgrass Farm.

Transportation and Access

It is agreed that Transportation and Access be scoped into the ES and informed by an appropriate assessment. A Transport Assessment (TA) is required owing to the scale and formation of new access from the A52, the increase traffic that would be generated and the routes these would take, either on the strategic road network or the county's local road network. The detailed scope of the TA, including background traffic survey methodologies, should be agreed in discussion with both National Highways and the County Council as the Local Highway Authority.

National Highways (full comments appended) state that in summary the principle of the new junction at the A52 has not been agreed and as such support for the new junction will be determined through the outcome of the Transport Assessment; meeting requirements of the Design Manual for Roads and Bridges (DMRB), and approval from the Department for Transport for the new access.

The County Council as Local Highway Authority states that the TA should utilise the East Midlands Gateway Model currently managed by Systra, and should include traffic associated with both allocated sites and other committed sites.

The County Council also acknowledges the presence of public rights of way, and other routes which cross the site. Consideration should be given to the clarity between the rights of way and what could or should be adopted, and thought given to where and how people are using the routes.

Air Quality

Whilst the site is not within an Air Quality Management Area, it is acknowledged that the site is close to a heavily trafficked dual carriageway, the A52, and to the B6003 (Stapleford Lane). Consideration has to be taken to consider the exposure of future occupants to existing air quality, and to environmental effects during construction and operation phases.

As such an Air Quality Assessment is to be undertaken and is proposed to be included in the ES. There are no objections to this approach.

Noise

Given the nature of the proposed development (circa 700 dwellings, including construction of an access road), it is agreed that noise and vibration should be scoped into the ES, informed by a Noise Impact Assessment and should consider impact on all environmental sensitive receptors to the site, and include consideration of changes to traffic as a result of the development.

Contaminated Land / Ground Conditions

We are in broad agreement with the findings and measures set out in the Scoping Report, which shall inform the ES. It is acknowledged that the land, being predominately agricultural, would be low risk in terms of the land being contaminated, but that the ground conditions and presence of water courses would need to be considered so as not to result in adverse effects.

Climate Change

As outlined in the Scoping Report, the two main approaches to take to determine a projects climate change impacts are the direct and indirect influence of the proposed development on climate change; and the vulnerability of the proposed development to climate change (adaptation / resilience).

We are satisfied with the proposed approach set out in the scoping report which will form part of the ES.

Flood Risk and Drainage

It is acknowledged that the site is in Flood Zone 1. Also noted are the presence of drainage ditches across the site including a water course running east to west, culverted at the Inham Road end. Particular regard should be had to the need to reduce the risk of flooding downstream, given that the lower part of this catchment is already developed.

Given the scale of the development and likely impact that it would have in terms of drainage and water pollution, the ES should include consideration of flood risk and drainage assessments as set out in the Scoping Report.

Comments from the Environment Agency are appended as part of the report.

Soils and Agricultural Land

It is identified that the land is currently predominately agricultural in use and as such this use would progressively cease once development underway. The loss including loss of soil would be considered to have an environmental impact as this would be permanent.

It is agreed that this topic would need to be included in the ES given the potential environmental impacts.

Other Matters

The following topics have been scoped out:

- Material Assets - as it is not considered that there are any further 'material assets' to those already addressed within other EIA topics, that may result in further significant effects
- Wind Microclimate – given the currently undeveloped nature of the site, with no tall buildings proposed that would create trapped vortices / wind tunnelling
- Daylight, Sunlight and overshadowing – given the currently undeveloped nature of the site, with no residential buildings or other sensitive uses close enough to be impacted. These matters would in any case depend on final design at application or reserved matters stage

- Electronic Interference – not considered that the development would cause electronic interference
- Waste – all waste to be managed in accordance with applicable legislation and best practice during both construction and operational phases and no significant effects are anticipated
- Vulnerability to Major Accidents and Disasters – the site is not in a location at risk of disasters, such as significant flooding or earthquakes, and is of a nature of development unlikely to produce significant increased risk of accidents or natural disasters during construction or operation that would go beyond the local context. Measures to ensure accordance with Health and Safety Legislation and best practice can be secured by way of a CEMP at application stage.

Notwithstanding the above, Lighting, as a topic, has been identified in the report as being scoped out. However, it is considered that, given the proximity to open land, and therefore could potentially impact on ecology and wildlife, we consider that this should be scoped in to the ES.

Conclusion

It is the formal opinion of Broxtowe Borough Council that the necessary Environmental Statement should meet the requirements of Regulation 18 and Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and also include information, assessment and analysis based on the scoping opinion set out above, on which additional points of detail are set out in the attached correspondence. Particular regard should be had to the foreseeable cumulative impacts of this and other permitted or allocated development.

For purposes of clarification, this scoping opinion should also be read alongside any further consultation responses, which will be forwarded on receipt.

Please contact me if you wish to discuss.

Regards

Susan Heron
Planning Development Control Manager