

## 2 ASSESSMENT SCOPE AND METHODOLOGY

### Introduction

- 2.1 This Chapter explains the scope and methodology used to prepare the technical Chapters of this 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.
- 2.2 This chapter sets out the following:
- The general approach to the EIA as required by the EIA Regulations.
  - Description of the form of the planning application and the approach to assessing the Proposed Development, including the extent of the development to be assessed, the approach to considering the baseline environment, description of any assessment scenarios and identification of sensitive receptors.
  - Scope of the ES, confirming those topics which are 'scoped-in' to this ES and those which have been 'scoped-out' which has been confirmed through seeking a formal Scoping Opinion from Bury Council. A summary of the scoping process is provided including the consultation exercise undertaken to agree the approach and methodology to the technical assessments undertaken and subsequently reported in this ES.
  - Confirmation of the adopted methodology covering; the approach to defining the significance criteria, defining mitigation measures and resultant residual effects and approach to the assessment of cumulative effects.
  - Confirmation of the structure of the ES, Project Team and Competent Experts.

### General Approach to EIA

- 2.3 In accordance with the EIA Regulations (Regulation 18), an ES is a statement which includes:

*"(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*

*(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"*

2.4 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 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 (enabling works, construction, operation) 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 and scoped through formal scoping process);
- A description of the likely cumulative significant effects of the Proposed Development – i.e. the impacts of the Proposed Development in cumulation with the impacts of other development;
- 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 by the developer, 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 **Appendix 1.1**); and
- A reference list detailing the sources used as contained at the end of each Chapter. A Glossary is also provided at **Chapter 13** of this ES.

## **The Development Assessed within this EIA**

### **Scope of the Planning Application**

- 2.5 The ES supports a planning application seeking hybrid planning permission for a mixed-use development. The Proposed Development is split into two components and two principal phases;

- The full component (Phase 1), proposing the demolition of existing buildings, and the erection of a mixed-use development comprising community, retail and commercial floorspace alongside a Travel Hub, public realm and landscaping and other associated infrastructure.
- The outline component (Phase 2), proposing the erection of a mixed-use development comprising residential, retail and commercial uses, public realm and landscaping and other associated infrastructure.

2.6 The proposed description of development is as follows:

***“Hybrid application comprising: Full planning application proposing demolition of existing buildings and structures and the erection of a phased mixed use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; and part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works”.***

2.7 Further information on the Proposed Development, as assessed within this ES, is provided within **Chapter 4: The Proposed Development and Alternatives**.

### **Development Specification and Supporting Plans**

2.8 A Development Specification has been prepared which outlines the extent of development for which approval is sought, including the proposed quantum of development. The Development Specification is included as **Appendix 4.2** of this ES. It is expected that the planning permission would include a planning condition which would require the Proposed Development to accord with the Development Specification, which assist in ensuring that the development that is brought forward will have been assessed in this ES.

- 2.9 A set of figures have been prepared in support of the application for each element (i.e the full and outline elements) of the Proposed Development. These are set out in **Appendix 4.1** and in **Chapter 4: The Proposed Development and Alternatives**.
- 2.10 The ES is required to provide sufficient level of information regarding the Proposed Development to meet the requirements of the EIA Regulations and to ensure that Bury Council can be reasonably satisfied that they have sufficient information of the likely significant environmental effects to make an informed decision.
- 2.11 Whilst the form of the application is a Hybrid application (part full and part outline detail), the assessments undertaken as part of this EIA and reported in this ES adopt a 'parameter based' assessment utilising the following information;
- The Site Location Plan (**Figure 1.1**).
  - Proposed Demolition Plan (**Figure 4.1**).
  - The set of plans referred to in **Appendix 4.1**.
  - The Development Specification (which sets out the proposed quantum of development as contained in **Appendix 4.2**) and as described in **Chapter 4: The Proposed Development and Alternatives**.
  - The written description of development as presented in **Chapter 4: The Proposed Development and Alternatives** of this ES.

### **EIA Parameters**

- 2.12 As a result of legal cases relating to the grant of planning permission for the Kingsway Business Park, Rochdale, the 'Rochdale Envelope Principle' is an accepted methodology for assessing likely significant environmental effects utilising a parameter based approach. By setting through condition, and then assessing, the defined parameters for the development, it is ensured that whatever is built pursuant to a permission has been appropriately assessed. The use of the 'Rochdale Envelope Principle' is often used in assessing outline applications, when full details are not known. Although the application for Prestwich Village is a Hybrid application (part full and part outline detail), the 'Rochdale Envelope Principle' has been applied to the assessment approach, meaning that a development envelope has been identified for the purpose of the assessments. This development envelope consists of the known built form of the full elements and the parameters of the outline elements. As such, the information noted in paragraph 2.11 above, identifies the development to be assessed for the purposes of the EIA process.

This enables the likely significant effects of the development to be assessed and appropriate mitigation measures identified.

- 2.13 Further information is provided by the accompanying Design and Access Statement (JMA, January 2024), which has also been used to inform the assessment of likely significant effects where relevant.
- 2.14 This approach ensures that the ES robustly assesses the Proposed Development in its entirety regardless of the form of the application and in a consistent manner.

### **Quantum of Development**

- 2.15 The Development Specification (refer to **Appendix 4.2**) sets out the proposed quantum of development per Use Class and within each proposed building plot. For the outline element of the application, the proposed quantum of development is specified as a upper limit (an “up to” figure). The proposed quantum of development therefore represents the maximum possible development quantum that could come forward and is therefore utilised in the assessment of likely significant environmental effects as presented in this ES. Further details are provided within the Development Specification (refer to **Appendix 4.2**) and within **Chapter 4: The Proposed Development and Alternatives**.
- 2.16 Specifically, the quantum of development has informed the following technical assessments:
- **Chapter 6: Socio-economics**, in relation to employment opportunities, new homes and the demand for primary and secondary school places and demand for health related services. An assumption regarding the possible housing mix for the proposed residential homes has been utilised in the assessment given that this forms part of the outline element of the application and is not confirmed at this stage;
  - **Chapter 8: Transport, Chapter 9: Noise and Vibration** and **Chapter 10: Air Quality**, in relation to traffic generated development traffic flows and construction related activities including an assessment of trips by non-vehicle modes; and,
  - **Chapter 11: Climate Change**, in relation to Greenhouse Gas Emissions.

### **Scale and Massing**

- 2.17 The scale and mass of the Proposed Development is defined by the proposed plans referred to in **Chapter 4: The Proposed Development and Alternatives** and **Appendix 4.1**, which form the key parameters used to assess the likely significant environmental effects

from the scale and mass of the Proposed Development for the following technical assessments:

- **Chapter 7: Townscape and Visual**, in relation to the effects on townscape character and visual amenity during both the construction and operational phases of development;
- **Chapter 8: Transport**, in relation to effects on users of surrounding roads, public footpaths and public transport during both the construction and operational phases of development;
- **Chapter 9: Noise and Vibration** and **Chapter 10: Air Quality**, in relation to amenity effects during both construction and operational phases of development.

### Considerations of Assessment Scenarios

- 2.18 In accordance with the EIA Regulations, the likely significant effects associated with both the enabling, demolition and construction works (including site preparation and any preparatory earthworks) and the completed and operational phases of the development are assessed.
- 2.19 As noted above, it is proposed to bring forward the development in two principal phases, as follows:
- Full element of the Proposed Development – Phase 1.
  - Outline element of the Proposed Development – Phase 2.
- 2.20 As part of bringing forward the Phase 1 element, a number of sub-phases are proposed during the works (refer to **Chapter 4: The Proposed Development and Alternatives**). Each technical chapter has provided an assessment of phasing during the enabling, demolition and construction works and once the Proposed Development is completed and operational, where relevant to the assessment of likely significant effects.
- 2.21 The overall enabling, demolition and construction works programme is anticipated to be completed by 2031, commencing in 2024 and with first occupation expected in 2025 (within Phase 1).
- 2.22 The ES has therefore considered the following assessment scenarios (where relevant):

- 1) Assessment of enabling, demolition and construction works to be undertaken over two principal phases commencing in 2024 with first occupation 2025 and full site completion in 2031.
- 2) Assessment of completed and operational development to be undertaken over two principal phases commencing in 2024 with first occupation 2025 and full site completion in 2031.

2.23 The approach adopted to assessing each scenario is presented in each technical chapter (refer to **Chapters 6-11**).

### **Consideration of Alternatives**

2.24 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".*

2.25 In addition, the Planning Practice Guidance ("PPG") on EIA (Paragraph 035) 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"*

2.26 Accordingly, this ES contains a section within **Chapter 4: The Proposed Development and Alternatives** setting out the alternatives considered.

### **Requirement for Environmental Impact Assessment**

2.27 The purpose of EIA is to establish the nature of the existing site and its surroundings (i.e. the baseline), the nature of the Proposed Development, and compare the baseline with the situation once the proposals are in place, so to identify the likely significant effects that may arise as a result. This requires consideration of effects during construction, including any demolition or enabling works, and effects once operational.

2.28 The procedures for carrying out EIA of a development project are set out within the EIA Regulations 2017 (as amended). The EIA Regulations require that for certain projects, an EIA must be undertaken. Schedule 1 of the Regulations lists developments that always require EIA. Schedule 2 of the EIA Regulations lists developments that require EIA if it is

considered that they could give rise to significant environmental effects. The Proposed Development is Schedule 2 development, specifically falling under the category Schedule 2 10 'Infrastructure Projects' B) 'Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas'. Accounting for the scale of the proposed development and the site's location, it is considered that EIA is applicable in this instance. As such, an ES has been prepared to support the hybrid application.

### Scope of Environmental Impact Assessment

- 2.29 In order to determine the scope of the EIA a request for a Scoping Opinion was submitted on behalf of the Applicant to Bury Council on 27<sup>th</sup> September 2023 (refer to **Appendix 2.1**). The request described the site context, the nature and purpose of the Proposed Development, and identified the proposed scope and structure of the ES for Bury Council's consideration.
- 2.30 Bury Council issued their Scoping Opinion on 28<sup>th</sup> November 2023; this is enclosed within **Appendix 2.2**. Bury Council also received one consultee response from United Utilities (UU). Refer to **Table 2.1** for a summary of the Scoping Opinion and UU response.
- 2.31 In summary, Bury Council generally agreed to the suggested disciplines and methodology set out in the submitted Scoping Report. A number of specific comments were made by Bury Council and UU, as summarised in **Table 2.1** below. This table also identifies where these comments, where relevant, are addressed within this ES. Any subsequent discussions regarding the scope of the assessments undertaken separately to the EIA scoping process, is discussed within each relevant technical chapter.

**Table 2.1: Summary of Formal Scoping Opinion and Consultee Responses**

| Local Authority                                             | Summary of Comments / Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Where Comments are Addressed (where relevant)                                                                                                                                                                                 |
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| <p>Bury Council<br/>Scoping Opinion<br/><br/>28/11/2023</p> | <p>The topics to be scoped in as per the scoping report were agreed and the ES methodology was also agreed.</p> <p><u>Planning Policy</u></p> <ul style="list-style-type: none"> <li>• The Bury Unitary Development Plan's policies will still be in operation whilst the application is under consideration.</li> <li>• Given the main modifications have been consulted on and the advanced stage of the plan, the emerging Greater Manchester Places for Everyone Plan is a material consideration.</li> <li>• The emerging Prestwich Neighbourhood Plan is unlikely to be in place before submission or during the determination.</li> <li>• Supplementary Planning Document 6 can be used as a "yardstick" for the consideration of amenity.</li> </ul> <p><u>Socio-Economic</u></p> <ul style="list-style-type: none"> <li>• The after-effects and opportunities that are likely to arise from the scheme as completed will result in effects.</li> <li>• The proposed methodology is deemed acceptable.</li> </ul> <p><u>Townscape and Visual</u></p> <ul style="list-style-type: none"> <li>• The national Design Guide should also be referenced and used within the design and access and TVIA process.</li> <li>• Sunlight assessment and impacts upon pre-existing residential property should be included and considered (including the Radius building).</li> <li>• Change in relation the Metrolink should be considered.</li> <li>• The methodology and visual impact areas are deemed acceptable.</li> </ul> <p><u>Transport</u></p> <ul style="list-style-type: none"> <li>• TfGM and Bury Council fed back into the process to ensure all impacted areas, junctions, nodes and demands are considered within the ES.</li> </ul> | <p>Please refer to Chapter 5:<br/>Planning Policy Context</p> <p>Please refer to Chapter 6:<br/>Socio-Economic</p> <p>Please refer to Chapter 7:<br/>Townscape and Visual</p> <p>Please refer to Chapter 8:<br/>Transport</p> |

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|  | <ul style="list-style-type: none"> <li>Highlighted the requirement to consult with Active Travel England.</li> <li>Determined no other significant schemes approved within the Prestwich area to add into the calculations on transport demands for the ES.</li> <li>Proposals within any car sharing schemes and features within travel plans should be credible and included.</li> <li>The methodology is deemed acceptable.</li> </ul> <p><u>Noise</u></p> <ul style="list-style-type: none"> <li>The Radius should be allocated a high sensitivity receptor and considered in relation to construction impacts.</li> <li>The methodology is deemed acceptable.</li> </ul> <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>The proposed scope and methodology is deemed acceptable.</li> </ul> <p><u>Climate Change</u></p> <ul style="list-style-type: none"> <li>The proposed scope and methodology is deemed acceptable.</li> </ul> <p><b><u>Scoped out Topics:</u></b></p> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>It is agreed this would be addressed via standalone reports.</li> </ul> <p><u>Flood Risk and Drainage</u></p> <ul style="list-style-type: none"> <li>It is agreed this would be addressed via a standalone report.</li> </ul> <p><u>Waste &amp; Material Assets</u></p> <ul style="list-style-type: none"> <li>It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES.</li> </ul> <p><u>Obtrusive Lighting</u></p> <ul style="list-style-type: none"> <li>It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES.</li> </ul> | <p>Please refer to Chapter 9:<br/>Noise and Vibration</p> <p>Please refer to Chapter 10:<br/>Air Quality</p> <p>Please refer to Chapter 11:<br/>Climate Change</p> <p>Please refer to the Ecology<br/>Impact Assessment and<br/>Arboriculture Impact<br/>Assessment</p> <p>Please refer to the Flood Risk<br/>Assessment and Drainage<br/>Strategy<br/>Please refer to the Design<br/>and Access Statement</p> <p>Please refer to the External<br/>Lighting Statement</p> |
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|                                                | <p><u>Built Heritage and Archaeology</u></p> <ul style="list-style-type: none"> <li>It is agreed this be addressed via standalone reports.</li> </ul> <p><u>Daylight, Sunlight and Overshadowing</u></p> <ul style="list-style-type: none"> <li>It is agreed this be addressed via standalone reports.</li> </ul> <p><u>Micro-climate</u></p> <ul style="list-style-type: none"> <li>It is agreed that the location and nature of the scheme is such that this issue would not need to form part of the ES. However, the scheme is likely to create/redirect micro climate which is considered in the Design and Access Statement.</li> </ul> <p><u>Accidents and Disasters</u></p> <ul style="list-style-type: none"> <li>It was agreed the application would be accompanied with a fire statement where the scheme exceeds the parameters set out within Government Regulations. This is considered with the Design and Access Statement which accompanies the application.</li> </ul> <p><u>Human Health</u></p> <ul style="list-style-type: none"> <li>It is agreed this be addressed via standalone reports.</li> </ul> | <p>Please refer to the Heritage Statement and Archaeological Desk Based Assessment</p> <p>Please refer to the Daylight / Sunlight Assessment</p> <p>Please refer to the Design and Access Statement</p> <p>Please refer to the Design and Access Statement</p> <p>Please refer to the Health Impact Assessment</p> |
| <p>United Utilities (UU)</p> <p>18/10/2023</p> | <p>UU identified water and wastewater assets that lie within and near to the application site. They state that any development proposal would need to give these careful consideration.</p> <p>In relation to flood risk, UU highlighted that there are public sewers that pass through and near to this site which modelling data identifies as being at risk of sewer flooding. UU stated this risk of flooding from public sewers will need to be considered in the detailed design, masterplanning and drainage details for the site.</p> <p>In relation to the delivery of sustainable foul and surface water drainage proposals, UU recommend that a detailed site-wide foul and surface water drainage strategy is prepared to inform any future planning application at this site. UU stated masterplanning and detailed design of the site is intrinsically linked to the strategy for</p>                                                                                                                                                                                                                          | <p>As per <b>Appendix 2.1</b>, Flood risk and drainage was scoped out of the assessment. However, a flood risk assessment and drainage strategy have been prepared to support the planning application, which address the points raised by UU.</p>                                                                 |

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|  | surface water management and to an assessment of any utility constraints and to an assessment of any flood risk / natural drainage patterns at the site. |  |
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2.32 Accordingly, the environmental themes scoped into or out of the EIA are given in **Table 2.2** below.

**Table 2.2: Environmental Topics Scoped In / Out as per the EIA Regulations**

| EIA Topic                          | Scoped In / Out | Where Addressed within the ES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Population                         | Scoped in       | <p>To be assessed within the Socio-economics Chapter. In addition, traffic and transport effects will be scoped-in and assessed within a Transport Chapter. These topics are proposed to be scoped-in to the assessment to ensure a robust and thorough assessment on the local population.</p> <p>The Socio-economic assessment will consider how the Proposed Development is likely to change the socio-economic environment by assessing the impact it could have on relevant services and facilities in the economy. It will identify the socio-economic baseline in relation to key economic variables, specifically the economy and labour force. It will then examine the potential effects that could occur, both direct and indirect, resulting from the Proposed Development during construction (temporary effects) and operation (permanent effects).</p> <p>Similarly, the transport assessment will consider the potential effects of the Proposed Development resulting from changes to the highway network on factors such as driver delay, pedestrian / cyclist amenity and delay, severance, accidents and safety and fear and intimidation. Potential and positive effects resulting from reducing the reliance on vehicles and vehicle impact (e.g through the promotion of active travel) will also be identified which will inform other assessment Chapters (such as air quality, noise etc).</p> |
| Human Health                       | Scoped out / in | No significant environmental effects considered likely for the purposes of EIA which are not already proposed to be considered within the ES (such as Air Quality). Although scoped-out, a standalone Health Impact Assessment will support the application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity (e.g Flora and Fauna) | Scoped out      | No significant environmental effects considered likely for the purposes of EIA due to the urban nature of the site. No habitats or species have been identified as being present which are likely to be significantly affected by the Proposed Development. Although scoped-out, a standalone ecological assessment will support the planning application (together with a Biodiversity Net Gain assessment) to consider non-significant impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Land (e.g Contamination)           | Scoped out / in | No significant environmental effects considered likely for the purposes of EIA. The potential for site-wide ground contamination (based on past and present uses) is considered to be minor to moderate but is not likely to be significant (in EIA terms). However, a standalone Ground Contamination Phase 1 assessment will support the planning application. In addition, standard mitigation measures in the form of ground remediation can be                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|                   |            | <p>secured via suitably worded planning conditions prior to the commencement of development.</p> <p>In terms of change to the urban fabric of the site, this will be considered within a Townscape and Visual Impact Assessment Chapter. Given the proposed scale and mass of the Proposed Development, the assessment will consider and assess effects of the proposal on townscape character as a resource in its own right and assess effects on specific views and on the general visual amenity experienced by people in the town.</p>                                                                                                                                                                                                                                                                                                                         |
| Soil              | Scoped out | The site comprises brownfield land and as such no significant effects on soil resources is anticipated. This topic is therefore scoped-out.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Water             | Scoped out | The site is in Flood Zone 1 and no significant environmental effects considered likely for the purposes of EIA. A standalone flood risk and drainage assessment will however support the planning application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Air and Noise     | Scoped in  | <p>Given the proximity of the AQMA (along Bury New Road) and the proximity of a number of noise sensitive receptors, air quality and noise will be assessed within specific Air Quality and Noise Chapters.</p> <p>The noise assessment will consider whether the Proposed Development will introduce any significant sources of commercial noise or from other operational activities. It will also consider whether there are likely to be any potential changes as a result of operational road traffic noise. Similarly, the air quality assessment will consider whether the Proposed Development will result in changes to local air quality as a result of emissions from operational traffic. The assessment will also consider the effects of the existing noise sources such as the local road network and Metrolink on proposed sensitive receptors.</p> |
| Climate           | Scoped in  | Given the scale of the development and Bury Council's declared Climate Change emergency, Climate Change will be assessed and scoped-in to the EIA. It is noted Bury Council's intention to be carbon neutral by 2038. The assessment will therefore assess the release of Green House Gas (GHGs) emissions from the construction and operation of the Proposed Development and assess whether the Proposed Development makes a contribution to the UK's trajectory to the net zero target.                                                                                                                                                                                                                                                                                                                                                                          |
| Material Assets   | Scoped out | No significant environmental effects considered likely for the purposes of EIA, therefore it has been scoped out of the assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Cultural Heritage | Scoped out | No significant environmental effects considered likely for the purposes of EIA. It is acknowledged that there are a number of non-designated heritage assets within the vicinity of the site and the significance of these together with an assessment of the Proposed Development will be presented within a stand-alone heritage assessment. However, it is not considered that the proposed development will lead to significant effects (in EIA terms) upon these built heritage assets such that it requires assessment through the EIA process. A standalone Heritage Assessment will support the planning application.                                                                                                                                                                                                                                       |
| Landscape         | Scoped in  | To be assessed within the Townscape and Visual chapter as noted above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| Interrelationship between above factors | Scoped in | To be presented at the end of each topic chapter. |
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2.33 The following technical topics and an assessment of the associated likely significant environmental effects have therefore been taken forward and assessed within the EIA and are reported in the ES (i.e. 'scoped in'):

- Socio-economics
- Townscape and Visual
- Transport
- Noise and Vibration
- Air Quality
- Climate Change

2.34 Given the nature and intended longevity of the Proposed Development operational life, decommissioning has not been considered as part of this study as agreed in the scoping process. This is due to the uncertainty over the scope and extent of any decommissioning activities that might occur in the future and uncertainty regarding any likely changes in regulatory processes that might occur between construction of the Proposed Development and any decommissioning activities. This EIA therefore focuses on the likely significant effects of the Proposed Development during the enabling works and construction and operational phases only. However, if any decommissioning activities take place at a future date, then it is assumed that such activities will be screened under the EIA Regulations to determine whether they constitute EIA development and in doing so adhere to the requirements of the EIA Regulations.

2.35 It is also acknowledged 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*', although consideration has been given to potential significant effects as a result of minor accidents, specifically within the construction stages; these are addressed within relevant disciplines throughout the ES where relevant to the agreed scope of the ES.

2.36 In the context of the above environmental topics, the ES includes the following disciplines / chapters (forming part of Volume 1 of the ES):

- **Chapter 1: Introduction**
- **Chapter 2: EIA Scope and Methodology**
- **Chapter 3: Application Site**
- **Chapter 4: The Proposed Development and Alternatives**
- **Chapter 5: Planning Policy Context**
- **Chapter 6: Socio-economics**
- **Chapter 7: Townscape and Visual**
- **Chapter 8: Transport**
- **Chapter 9 : Noise and Vibration**
- **Chapter 10: Air Quality**
- **Chapter 11: Climate Change**
- **Chapter 12: Residual Effects and Mitigation Summary**
- **Chapter 13: Glossary**

2.37 As part of the EIA process, there are several technical topics and their associated environmental effects which are not considered to be significant and therefore have been 'scoped out' of the EIA (and the ES). These are as follows:

- Ecology
- Ground Conditions
- Flood Risk and Drainage
- Waste and Material Assets
- Obtrusive Lighting
- Soils

- Built Heritage and Archaeology
- Daylight, Sunlight and Overshadowing
- Micro-climate
- Human Health
- Major accidents and / or disasters.

2.38 The evidence base to support 'scoping out' these technical topics is presented in the EIA Scoping Report (**Appendix 2.1**) and as confirmed through the issue of Bury Council's Scoping Opinion (**Appendix 2.2**).

2.39 The ES has been undertaken and is based on the Scoping Opinion. However, an iterative process of design and assessment has been undertaken and as such there could be changes to the scope each technical assessment and which is discussed within the 'Approach' section of each technical Chapter. This is considered to be in accordance with paragraph 038 of PPG which states that: *'...where it becomes evident during the assessment process...that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even if it was identified in the scoping process...'*

2.40 This ES meets the requirements set out in Regulation 18, Paragraphs 3 – 4 and Schedule 4 of the EIA Regulations. A summary of where the Schedule 4 requirements are addressed within the ES is given in **Table 2.3**.

**Table 2.3: Schedule 4 Requirements Summary**

| Schedule 4 Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Where addressed within the ES                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. A description of the development, including in particular:</p> <p>(a) a description of the location of the development;</p> <p>(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;</p> <p>(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;</p> <p>(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.</p> | <p>(a) <b>Chapter 3 Application Site</b></p> <p>(b) <b>Chapter 4 Proposed Development and Alternatives</b></p> <p>(c) <b>Chapter 4 Proposed Development and Alternatives</b></p> <p>(d) within in <b>Chapter 4</b> as it relates to the scheme description and within <b>Chapters 6 – 11</b> as it relates to the individual topic areas.</p> |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Chapter 4 Alternatives section.</b>                                                                                                                                                                                                                                                                                                        |
| 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 is fully described / established within <b>Chapters 6 – 11</b> as it relates to individual topic areas.                                                                                                                                                                                                                          |
| 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 factors that have the potential to be affected by the Proposed Development are fully described and established within <b>Chapters 6 – 11</b> in Baseline Conditions 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                                                                                                                                                                                                                                                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(a) the construction and existence of the development, including, where relevant, demolition works;</p> <p>(b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;</p> <p>(c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;</p> <p>(d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);</p> <p>(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;</p> <p>(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;</p> <p>(g) the technologies and the substances used.</p> | <p>area is discussed within <b>Chapters 6-11</b> Assessment of Likely Significant Effects as it relates to individual topic areas of the ES.</p> <p>(e) <b>Chapters 6 - 11</b> Cumulative and In-Combination Effects sections of the ES as it relates to individual topic areas. <b>Chapter 2</b> details the approach to cumulative effects and lists developments considered within the assessment.</p> <p>(f) <b>Chapter 11</b> considers the effects relating to climate change</p> |
| <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Chapters 6 – 11</b> detail the Assessment Approach used for each individual topic assessment, including limitations and difficulties to the assessments as it relates to individual topic areas.</p>                                                                                                                                                                                                                                                                              |
| <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Chapters 6 – 11</b> in the Mitigation, Enhancement and Residual Effects section detail mitigation and enhancement measures as it relates to individual topic areas.</p>                                                                                                                                                                                                                                                                                                           |
| <p>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 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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><b>Chapters 6 – 11</b> in the Mitigation, Enhancement and Residual Effects section details any residual effects as it relates to individual topic areas.</p>                                                                                                                                                                                                                                                                                                                         |

|                                                                                                                                                                                                                       |                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 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. |                                                                      |
| 9. A non-technical summary of the information provided under paragraphs 1 to 8.                                                                                                                                       | Non-Technical Summary is provided as a separate document to this ES. |
| 10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.                                                                                         | References are provided at the end of each Chapter.                  |

## **Determining Likely Significant Effects and Significance Criteria**

2.41 The EIA (and therefore the ES) has been undertaken with due consideration of the following:

- Consideration of the relevant National Planning Policy Framework (NPPF) and accompanying PPG, and the statutory extant and emerging development plan policies;
- Guidance documents, such as Institute of Environmental Management and Assessment (IEMA), EIA Guide to Shaping Quality Development (IEMA), EIA Guide to Delivering Quality Development (IEMA) and Effective Non-Technical Summaries for Environmental Impact Assessment (IEMA);
- Review of the baseline situation through existing information, data, reports, site & desktop surveys;
- Consideration of potential sensitive receptors;
- Identification of likely significant environmental effects and an evaluation of their duration and magnitude where applicable;
- Expert opinion and technical modelling, where relevant;
- Use of relevant technical and good practice guidance; and
- Specific consultation with appropriate bodies.

2.42 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.

### **Approach to Determining Significance Criteria**

2.43 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.

2.44 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.

2.45 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).

2.46 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.

2.47 An example of this 'matrix' process is indicated below in **Table 2.4**, 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 all 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 2.4: Example degrees of Significance based on Magnitude/Sensitivity**

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

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

## Approach to Establishing Mitigation and Residual Effects

- 2.49 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. This approach is in accordance with IEMA best practice guidance which states that when identifying likely significant environmental effects, any methods of environmental management or protection that “...will be required regardless of any EIA assessment, as is imposed, for example, as a result of legislative requirements and / or standard sectorial practices...” can reasonably be assumed to be implemented. Examples of such measures include the implementation of Construction Environmental Management Plans (CEMPs) and Considerate Construction practices. 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.
- 2.50 Measures to mitigate environmental effects of the Proposed Development can take two forms;
- Embedded mitigation - is the consideration of mitigation embedded into the fixed scheme (as per the detailed plans or parameter plans) with the aim where possible, of avoiding, reducing or offsetting significant adverse effects, determined during the course of the assessment; and
  - Further mitigation – is the mitigation that is not embedded into the proposals and which requires further action than already proposed.
- 2.51 As noted above, a number of design responses have been embedded into the parameters of the development. These ‘designed-in’ measures are described in **Chapter 4: The Proposed Development and Alternatives** and are factored into the assessment of likely significant effects prior to the consideration and assessment of further mitigation measures. Where further mitigation measures are proposed that are specific to an environmental theme (e.g. ecological measures incorporated into the landscaping scheme etc.), these are highlighted within the relevant technical chapters and may be subject to appropriate planning conditions or obligations. 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.

- 2.52 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.

### **Approach to assessing Cumulative and In-Combination Effects**

- 2.53 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:

- Inter-project Cumulative Effects: The combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effect; and
- 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) LA 104 Environmental Assessment and Monitoring).

### **Inter-project Cumulative Effects**

- 2.54 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 PPG 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). Regard has therefore been given to relevant "*existing and/or approved projects*", which alongside the development of the proposals at the site, could potentially result in cumulative significant effects (discussed further below).
- 2.55 It is also acknowledged that there may be other proposals which are considered as "*reasonably foreseeable*" as referred to within the European Guidance in relation to the definition of cumulative effects. It is important to recognise that it is not the role of the ES to assess all these types of potential developments and a staged approach in identifying which 'other sites' are relevant to consider is appropriate. A review has therefore been undertaken of relevant "*existing and/or approved projects*" and also other potential developments which have been subject to planning applications. Each has been

considered in relation to how certain the development is in coming forward and if likely or certain, 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 scenario. This review included major developments within a 2.5km radius of the site via a search of Bury Council's planning application search function available on the Council's website. The search included those applications that have approved within the last 5 years. It is considered that this radius and timeframe is a robust approach to identify the potential for any cumulative effects that may arise given the characteristics of the Proposed Development. Those schemes identified are set out in **Table 2.5** below. Where developments are recently operational, these will be included in the baseline. This list was agreed with Bury Council through the Scoping process. Therefore, given there are no cumulative sites scoped into the assessment, inter-project cumulative effects has been scoped out of the assessment.

**Table 2.5: Identification of Cumulative Schemes**

| Application Reference                                             | Description                                                                                                                                                                                                                                                                | Location                                                                                                       | Status   | Certainty and relevance to consider in cumulative assessment | How considered (existing baseline, future baseline, cumulative scenario or scoped-out)                                                                                             |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 61474<br><br>Related Applications:<br>• 64462                     | Outline - residential development to provide up to 118 residential units (Class C3) including means of access.                                                                                                                                                             | Land at Kersal Vale Road, Prestwich, Salford, M7 3NT<br><br>2.1km south west of the proposed development.      | Approved | Certain: under construction                                  | Scoped out – upon reviewing the proposed development, it is anticipated significant cumulative effects are unlikely due to distance and scale of the cumulative scheme identified. |
| 59884<br><br>Related Applications:<br>• 62127<br>• 63087<br>63324 | Outline planning application for the demolition of all existing structures and redevelopment for a mixed use development comprising up to 160 residential dwellings and 2,959 sq.m of employment floorspace (Use Classes B1 / B8) including all associated infrastructure. | Land at Mountheath Industrial Estate, George Street, Prestwich<br><br>1.7km south of the proposed development. | Approved | Certain: under construction                                  | Scoped out – upon reviewing the proposed development, it is anticipated significant cumulative effects are unlikely due to distance and scale of the cumulative scheme identified. |

### **Intra-project Cumulative Effects and In-Combination Effects**

- 2.56 Intra-project effects are the combined effect of individual effects (for example noise, airborne dust and traffic) on a single receptor which have the potential to be significant. Where such effects are identified, these are discussed within each technical Chapter (refer to **Chapters 6-11**).

### **General Assumptions & Limitations**

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

### **Structure of Technical Chapter**

- 2.58 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 and state the purpose of undertaking the 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 inter and intra cumulative effects (as discussed above); and
- Summary - a non-technical summary of the chapter, including confirmation of the likely significant residual effects identified, mitigation measures and conclusion.

### The Project Team and Competent Experts

2.59 The ES has been compiled using a wide range of sources and with inputs from competent, technical specialists, see **Appendix 1.1** for full list. The organisations and their roles in the project team are listed in **Table 2.6** below.

**Table 2.6: Competent Experts**

| Discipline             | Organisation    |
|------------------------|-----------------|
| EIA Project Management | Asteer Planning |
| Townscape and Visual   | Planit          |
| Transport              | Civic Engineers |
| Air Quality            | Cundall         |
| Noise and Vibration    | Cundall         |
| Socio-economics        | AMION           |
| Climate Change         | Hoare Lea       |

## References

Department for Levelling Up, Housing, and Communities (DLUHC) (2023), National Planning Policy Framework (NPPF).

Highways England (now National Highways), LA104 Environmental Assessment and Monitoring, Design Manual for Roads and Bridges, August, 2020.

IEMA, Environmental Impact Assessment Guide to: Shaping Quality Development, November, 2015.

IEMA, Environmental Impact Assessment Guide to: Delivering Quality Development, July, 2016.

IEMA, Effective Non-Technical Summaries for Environmental Impact Assessment, June, 2023.

Ministry of Housing, Communities & Local Government (2020) Planning Practice Guidance [Online], available at: <https://www.gov.uk/guidance/environmental-impact-assessment>.