

Discipline	Guidance with regard to EIA Assessment's to be considered	Summary
<u>Transport</u>	The transport impacts of the remediation phase (which have been assessed as part of that application) do not alter the baseline conditions of the existing vacant site with regard to the assessment of impacts in relation to the following 3 development scenarios. Therefore, they can be assessed against the existing site conditions and highways baseline information, as agreed through the scoping process with MCC Highways and TfGM. • P1 • P1 & School (maximum parameters of use and amount, plus details of how the school will be accessed, albeit the precise location and detailed design of the access into the school site area will be reserved to a detailed design stage). • P1, School and P2 (maximum parameters of use and amount plus access for P2 and for the school as above) Cumulative effects will also need to be considered for each scenario and factored into any assessment of mitigation and the overall assessment of residual effects. Nb. The reason for testing 3 scenarios is in order to establish which mitigation measures are required for each phase, and therefore will allow us to argue for the phased implementation of their delivery. If the school did not come forward and the site changed to residential use, for example, then there may be a need to revise the EIA with any future application. The scenarios assume the school comes forward as a second phase of development whereas if P2 came forward first, then it may be necessary to undertake further assessment to establish required mitigation (if it transpires that the school is a particular trigger for mitigation).	• Scenario 1a – Baseline + P1 • Scenario 1b: Baseline + P1 + committed developments • Scenario 2a – Baseline + P1 and School • Scenario 2b – Baseline + P1 and School + committed developments • Scenario 3a – Baseline + P1, School and P2 • Scenario 3b – Baseline + P1, School and P2 + committed developments It would of course be possible to include another scenario which considers P1 and P2 without a school but this may raise issues with regard to ultimate commitment to deliver the school and also would involve further work for a scenario that is unlikely to happen.
<u>Townscape and Visual Impact</u>	We would assess the impact of the scheme as a whole against both the existing baseline and alternative baseline (the alternative baseline assuming that the remediation consent has been implemented). The assessment would consider the following development scenario which is considered to be a robust approach as it take into account the maximum amount of development and therefore the worst case: • P1, School and P2 (maximum parameters of use and amount plus access for P2 and for the school as above) Mitigation would be considered on the basis of detailed design information for P1 and principles about design, landscaping etc with regard to the remainder of the development. It would be made clear that the mitigation would come forward on a phased basis. Cumulative effects will also need to be considered in relation to this scenario, but we are not envisaging there to be an issues? Please note that future Reserved Matters applications will be subject to further EIA Screening and Scoping as appropriate, should those proposals give rise to potential significant environmental effects over and above those considered in the initial assessment of the outline development parameters and design/landscaping principles.	• Scenario 1 – Baseline + P1 + P2 + School • Scenario 2 – Alternative Baseline + P1 + P2 + School Statement to be included that committed developments have been considered in relation to both scenarios but do not result in any in combination effects.
<u>Ecology</u>	We would assess the impact of the scheme for both the existing baseline and alternative baseline (assuming remediation consent implemented) as per the discussions with GMEU and as agreed via the EIA scoping process. The assessment would consider the	• Scenario 1 – Baseline + P1 + P2 + School • Scenario 2 – Alternative Baseline + P1 + P2 + School

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	following development scenario, which is considered to be a robust approach as it take into account the maximum amount of development and therefore the worst case: P1, School and P2 (maximum parameters of use and amount plus access for P2 and for the school as above) Mitigation would be considered on the basis of detailed design information for P1 and principles about design, landscaping etc with regard to the remainder of the development. It would be made clear that the mitigation would come forward on a phased basis. Cumulative effects will also need to be considered in relation to this scenario, but we are not envisaging there to be an issues. Please note that future Reserved Matters applications will be subject to further EIA Screening and Scoping as appropriate, should those proposals give rise to potential significant environmental effects over and above those considered in the initial assessment of the outline development parameters and design/landscaping principles.	Statement to be included that committed developments have been considered but do not result in any in combination effects.
<u>Ground Conditions</u>	Ground conditions will be presented as a supplementary assessment, effectively representing the assessment work undertaken in connection with the remediation application, and then providing a further assessment of the additional potential impacts during the construction and operational effects of the proposed development (P1 details and P2 / school parameters and principles). To avoid confusion and re-assessment of the remediation phase (which already has a painstaking approval) we recommend that the Chapter covers the new or modified effects only and cross references back to the remediation chapter and appendices which will be covered in the EIA Volume 2 technical appendices. Between the two sets of information, all of the information in the scoping report will have been covered. We anticipate that there will be no cumulative effects, although this will need to be considered and clearly stated in the Chapter.	An assessment of the additional potential impacts during the construction and operational effects of the proposed development (P1 details and P2 / school parameters and principles)
<u>Water Resources</u>	Water resources will be presented as a supplementary assessment, effectively representing the assessment work undertaken in connection with the remediation application, and then providing a further assessment of the additional potential impacts during the construction and operational effects of the proposed development (P1 details and P2 / school parameters and principles). To avoid confusion and re-assessment of the remediation phase (which already has a painstaking approval) we recommend that the Chapter covers the new or modified effects only and cross references back to the remediation chapter and appendices which will be covered in the EIA Volume 2 technical appendices. Between the two sets of information, all of the information in the scoping report will have been covered. We anticipate that there will be no cumulative effects, although this will need to be considered and clearly stated in the Chapter.	An assessment of the additional potential impacts during the construction and operational effects of the proposed development (P1 details and P2 / school parameters and principles)
<u>Socio-economic</u>	There would be no difference in the effects of the proposed development relative to the existing and alternative baseline so the assessment will just take place relative to the existing site. Scenario wise, at this stage (in advance of any firm contractual commitment on the school), it would be sensible to assess the effects of P1 in isolation and whether it can be implemented independently from the school (and potentially without a firm commitment to deliver the school). This is on the basis that the	- Scenario 1 – Baseline + P1 - Scenario 1a: Baseline + P1 + committed developments - Scenario 2a – Baseline + P1, School and P2

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	new residential development will generate demand for school places as well as other social infrastructure. The assessment would consider the following development scenarios: • P1 • P1, School and P2 (maximum parameters of use and amount plus access) Cumulative effects will also need to be considered for each scenario.	• Scenario 2b – Baseline + P1, School and P2 + committed developments Adding assessments of the alternative baseline would offer no value in relation to pursuing this exercise.
<u>Noise and Vibration</u>	The noise and vibration impact of the remediation phase have already been assessed as part of that application and therefore, this will be a supplementary assessment of the construction and operational phase impacts for: a) P1; b) P1 plus committed developments; c) P1, P2 and School; d) P1, P2 and School plus committed developments. This approach will allow any school specific noise and vibration effects to be identified and mitigated. Mitigation will clearly be more generic for the outline phases and there will likely be planning conditions and further assessment work, based on the evolution of the detailed design in conjunction with future reserved matters applications. Cumulative impacts will need to be identified and assessed as part of this Chapter.	An assessment of the additional potential impacts during the construction and operational effects of the proposed development for: • Scenario 1 – Baseline + P1 • Scenario 1a: Baseline + P1 + committed developments • Scenario 2a – Baseline + P1, School and P2 • Scenario 2b – Baseline + P1, School and P2 + committed developments
<u>Air Quality</u>	Air Quality can be assessed against the existing site (any remediation phase specific effects have been picked up as part of the assessment in the remediation application) and will be assessed on the same basis as the Transport Chapter identified above. Cumulative effects will also need to be considered.	• Scenario 1a – Baseline + P1 • Scenario 1b: Baseline + P1 + committed developments • Scenario 2a – Baseline + P1 and School • Scenario 2b – Baseline + P1 and School + committed developments • Scenario 3a – Baseline + P1, School and P2 • Scenario 3b – Baseline + P1, School and P2 + committed developments As above, it would of course be possible to include another scenario which considers P1 and P2 without a school but this may raise issues with regard to ultimate commitment to deliver the school and also would involve further work for a scenario that is unlikely to happen.