

PAP/2018/0755

FREETHS

Land to the East of the former Tamworth Golf Course site, North of
Tamworth Road (B5000) and West of the M42

Environmental Statement Addendum – Non Technical Summary

In support of:

Outline Planning Application for demolition of all existing buildings and construction of residential dwellings including extra care/care facility; a community hub comprising Use Classes E(a)-(f) &(g) (i) and (ii)), drinking establishment and hot food takeaway uses, a primary school, the provision of green infrastructure comprising playing fields and sports pavilion, formal and informal open space, children's play area, woodland planting and habitat creation, allotments, walking and cycling routes, sustainable drainage infrastructure, vehicular access and landscaping

On behalf of:

Hallam Land Management Ltd

NORTH WARWICKSHIRE
BOROUGH COUNCIL

RECEIVED

10/05/2024

**PLANNING & DEVELOPMENT
DIVISION**

April 2024

1. INTRODUCTION

- 1.1. This document is the Non-Technical Summary (“NTS”) of the Environmental Statement Addendum (“ESA2024”) which has been prepared to support an existing outline planning application by Hallam Land Management Limited (“the Applicant”) for residential development.
- 1.2. In December 2018, the Applicant submitted an outline planning application for up to 1540 dwellings, (including a 100 bed extra care home) a community hub, (up to 2,250m² of gross floorspace for Uses A1-A5, B1a-B1b, D1 and D2), a primary school, green infrastructure including children’s play space, playing fields, sports pavilion, allotments and informal open space, vehicular access, drainage infrastructure and landscaping. With the exception of access all matters were reserved for further consideration.
- 1.3. The application site is predominately within the administrative boundary of North Warwickshire Borough Council (“NWBC”), with the exception of a very small area of land to the south of the site, to solely facilitate access works, which is within Tamworth Borough Council (“TBC”). The application was therefore made in duplicate to both planning authorities and registered under references PAP/2018/755 & 0561/2018 respectively.
- 1.4. The application was supported by an Environmental Statement (“ES”) and assessed development up to a maximum quantum of 1700 dwellings, together with the non-residential uses listed above. In May 2021, an ES addendum (ESA2021) was submitted, that covered additional information in relation to Chapter 7 (Ecology) and Chapter 9 (Cultural Heritage).
- 1.5. The application has been subject to extensive discussion since submission and through discussions in 2023, NWBC has formally requested a revision to the proposed scheme, which removes built development, bar an access road from land east of Robey’s Lane. This has necessitated changes to a number of key drawings including the site location plan; the parameters plan and the indicative layout. This is explained in summary terms in the next section of this NTS.

- 1.6. The ESA2024 is provided to reassess any likely environmental effects of the proposed development, as amended by the revised scheme defined in Chapter 3 of the ESA2024. In summary terms this comprises a reduced site area and a lower quantum of residential development. The ESA2024 re-appraises the effects, by reference to the original assessment and updates the baseline data where appropriate.
- 1.7. The ESA2024 should be read in conjunction with the original ES and the ESA2021.

2. THE PROPOSED DEVELOPMENT

2.1. The extent of the Site subject to the application and the ES assessment has been reduced from 96ha to 73.8ha as a consequence to the revised approach to land east of Robey's Lane. The site boundary west of Robey's Lane remains unchanged and comprises 66ha of land. The land east of Robey's Lane has been reduced from approximately 30ha to 7.8ha and comprises the southwest portion of a large agricultural field, together with a linear area of land running broadly parallel with Robey's Lane. The principal reason for this amendment is to minimise development within NWBC's 'Strategic Gap', a designated area identified within NWBC's Local Plan.

2.2. The revised description of development is:

"Demolition of all existing buildings and construction of residential dwellings including extra care/care facility; a community hub comprising Use Classes E(a)-(f) &(g) (i) and (ii)), drinking establishment and hot food takeaway uses, a primary school, the comprising playing fields and sports pavilion, formal and informal open space, children's play area, woodland planting and habitat creation, allotments, walking and cycling routes, sustainable drainage infrastructure, vehicular access and landscaping"

2.3. The original description of development included upper quantum limits in respect of residential units and floor space for the community hub. These have been removed from the description to allow for flexibility, albeit the revised parameters plan still provides the breakdown of the quantum of development and it is envisaged that conditions will be imposed to control this.

2.4. The differences between the original and amended scheme are summarised in the table overleaf.

Table 1 - Comparison of original and amended scheme

	Original Scheme (ES based on 1700 dwellings)	Amended Scheme 6186-L-04Y 6186-L-12Z	Difference
Site Size	96ha	73.8ha	-22.2ha
Residential Units	Up to 1540 (inc 100 beds Extra Care)	1370 (inc 100 beds Extra Care)	-170 dwellings
Community Hub	Up to 2,250	Up 2,250	-
Primary School	2ha	2.2ha	+ 0.2ha
Green Infrastructure	50ha	34.28ha	-15.72ha

- 2.5. All three access points remain as part of the scheme. The design of access 1 remains unchanged, however, it now facilitates a much shorter link road to access the land west of Robey's Lane. This creates two additional accesses, across Robey's Lane just north of access 2. These additional accesses have been named 'access 3a and 3b' respectively on the revised parameters plan.

3. SUMMARY OF ENVIRONMENTAL EFFECTS

- 3.1. This section summarises the conclusions of the assessment on a technical chapter by chapter basis as described in the ESA2024. A table at the end of this NTS is provided which sets out the residual effects (ie: after mitigation measures have been implemented) for all chapters.

Chapter 5 – Transport and Access

- 3.2. This Chapter considers potential changes in baseline conditions of the site and surrounding area and re-appraises the likely transport-related impact of the proposed development on the local highway network.
- 3.3. The Chapter confirms there have been no significant changes to legislation, policy or guidance since the original ES which would have a material effect on the approach to or findings of the assessment. It adopts the same methodology and significance criteria as the original ES.
- 3.4. In respect of the baseline assessment for traffic, the original ES utilised traffic flows extracted from Warwickshire County Council's Atherstone Paramics Model and also from planning application 0088/2015 (Tamworth Municipal Golf Course – Residential led development consisting of 1100 dwellings, a primary school and small convenience store). The data obtained from the Atherstone Paramics Model was the principal source of data for links/junctions within Warwickshire, whereas the data obtained from planning application 0088/2015 was the principal source of data for links/junctions within Staffordshire. This approach was agreed with Warwickshire County Council, Staffordshire County Council and National Highways.
- 3.5. To determine if there have been any significant changes in baseline traffic flows, traffic data for 2023 has been obtained for the same links (defined as sections of highway, usually between two junctions) that were considered within the original ES. Traffic data was obtained from

Warwickshire County Council and where data was not available new traffic surveys were commissioned in November 2023. This approach was agreed with Warwickshire County Council. The same approach as adopted in the original ES has been undertaken in regard to the assessment of junctions within Staffordshire.

- 3.6. Table A5.1 in the ESA2024 sets out the differences between baseline traffic flows in the original ES compared to the ESA2024 (which is a comparison between 2016 and 2023).
- 3.7. The baseline traffic flows on the local highway network have decreased significantly between 2016 and 2023, with traffic flows 19.4% less (103,577 vehicles fewer across the study area). This change is likely to be due to large increases in people working from home due to lifestyle changes brought about by the covid-19 pandemic and improvements in remote working capabilities due to technological advancements.
- 3.8. The original ES concluded that there were very few negative effects of significance in terms of transport-related environmental effects which require specific mitigation to be identified. Where necessary a range of mitigation measures were identified i.e. where the impact of development is considered to be adverse. The original ES concluded that the level of residual effects of the development, after the above mitigation, would be of **Negligible** effect.
- 3.9. Given the reduction in forecast traffic flows on the network, and reduction in the quantum of proposed development, the conclusions of the original ES to remain valid/unchanged. The mitigation proposed in the original scheme is continued through into the amended scheme and includes (but is not limited to) the following:
 - Improvement works at the B5000 / Sandy Way / Pennine Way Roundabout;
 - Improvement works at the B5000 / Mercian Way / Beyer Close Roundabout;
 - Improvement works at the B5000 / Chiltern Road junction;
 - Improvement works to the B5000 / Bridge Street / Market Street junction in Polesworth (applicant to provide a contribution);

Chapter 6 – Noise and Vibration

- 3.10. The Noise and Vibration Chapter assesses the impact of the revised scheme in respect of the following issues:
- Road Traffic Network Noise (to existing receptors)
 - Construction Noise
 - Fixed Plant Items
 - Sports Pitches
 - Noise from Existing Sources (to proposed receptors).
- 3.11. The Chapter reports an update to National Planning Practice Guidance and Local Plan policy since the submission of the original ES. It confirms there have been no significant changes to legislation, policy or guidance since the original ES which would have a material effect on the approach to the noise assessment.
- 3.12. The Chapter explains that baseline conditions have been re-appraised since the original ES with new sound survey data collected between 30th November and 8th December 2023. The proposed development site has been reduced, removing the nearest receptors relative to the M42 carriageway from the scheme (those east of Robey's Lane).
- 3.13. The potential for adverse effects on proposed residential receptors has been determined as being consistent with or reduced to that prescribed in the original ES, with a noted reduction of development land relative to the M42 carriageway and the reduced residential allocation at the south of the site relative to Glascote Road.
- 3.14. Outline mitigation measures of noise affecting the proposed development has not significantly changed since the original ES.
- 3.15. The potential noise impacts from changes in traffic flows on the local road network, construction activity and operational fixed plant items have been considered and taking into account the cumulative effects as applicable with respect to traffic flows.

- 3.16. In the short and long term, a **minor** adverse impact (in the worst-case) from future road traffic has been assessed and the effect is not significant.
- 3.17. Following suitable mitigation in the form of good acoustic design and the acoustic specification of sound insulating façade elements, the impact of environmental noise on proposed dwellings as mitigated has been assessed as **Negligible** and the residual effect is **not significant**.

Chapter 7 – Ecology

- 3.18. As a consequence of the revision to the site boundary there is a change to the extent of the baseline and this addendum chapter has taken the opportunity to update various baseline surveys. The chapter confirms that the survey methodology employed on the original habitat and protected species reports has not altered.
- 3.19. It is confirmed that there is no change to baseline conditions in respect of internationally designated sites or nationally designated sites. There is a minor change at local level with Abbey Green Local Nature Reserve no longer falling within 1km of the site boundary and so it is removed from assessment. In addition three Local Wildlife Sites have been identified since 2018 comprising; Betty's Wood; Pooley Country Park Meadows and an unnamed site located approx. 950m to the north east of the Site.
- 3.20. In respect of habitats and species, the baseline conditions section updates the position on each, comparing to the original assessment. The summary table within the ESA2024 confirms that they all remain as per the original assessment.
- 3.21. The chapter assesses the impact of the proposed development on each of the ecological receptors, comprising designated sites (international, national and local), habitats and individual species. It concludes that there are no additional impacts anticipated for designated sites, or on-site habitats or fauna and the assessment is unchanged from the original ES.

- 3.22. The mitigation measures remain unchanged from the original ES. Table A7.5 provides a comprehensive summary of the effects on each ecological receptor and comments whether this has altered from the original assessment. On each occasion no change is noted and the residual effects range from **Negligible to Minor Beneficial**.

Chapter 8 – Air Quality

- 3.23. The Air Quality Chapter reports that there has been several updated guidance documents which are applicable to the assessment and therefore have been considered in the addendum. The assessment methodology has also been revised to take account of updated baseline traffic flow and a more recent base year has been utilised (2022). Consultation was held with the relevant local authorities on the scope of the methodology.
- 3.24. The baseline has been updated to 2022 and 12 receptors (as per the original ES) are identified and assessed for levels of Nitrogen oxides; Nitrogen dioxide; and particulate matter (expressed as PM₁₀ and PM_{2.5}), which relates to the size of the particulates.
- 3.25. The impact assessment has been carried out for the representative existing sensitive receptors considered (i.e. ESR 1 to ESR 12), using the latest Emission Factor Toolkit (v12.0.1), for the 2026 Opening Year. The results of the assessment show that all predicted NO₂, PM₁₀ and PM_{2.5} concentrations, in all scenarios considered, are well below the relevant objectives and limit value.
- 3.26. The results of the assessment have been compared against the results found in the original ES. Despite the reduced number of vehicles assessed in this addendum compared to the original ES, the majority of ESR's have a higher concentration change as a percentage of Air Quality Assessment Level in the addendum. This could be due to several factors, such as the use of an updated Emissions Factor Toolkit, the use of 2018-based Defra background concentrations, the use of an updated NO_x to NO₂ calculator, additional committed developments being included in the traffic data, and the use of a different verification factor to adjust the NO₂ concentrations.

- 3.27. Each of the effects on the assessed receptors are classed as **Negligible**. The overall effect of the Proposed Development at the sensitive receptor locations considered remains '**not significant**'.

Chapter 9 – Heritage

- 3.28. The scope of this chapter is unchanged from the original cultural heritage assessment. Following archaeological trenching that occurred to inform the ESA2021, NWBC has advised that no further archaeological fieldwork is required at this stage. A programme of archaeological works, comprising trial trenching and subsequent excavation and associated works would be required should consent be granted.
- 3.29. The assessment methodology remains unchanged from that used in the original ES. The desk-based assessment was originally prepared in 2018 and has been updated to reflect the results of the trial trenching
- 3.30. The predicted construction phase effects remain unchanged except in relation to the features to the east of Robey's Lane. The ESA2021, based on the results of trial trenching, found that there would be a negligible residual effect in relation to these. Most of these now fall outside the Site and as such the Proposed Development as amended, will have no impact upon them. The only features recorded within the amended Site east of Robey's Lane are a series of undated postholes. These are considered to be of low sensitivity. The Proposed Development as amended will preserve these features in situ in an area of Green Infrastructure. There will consequently be **no impact** upon them. The other construction effects remains unchanged from the original ES.
- 3.31. No operational phase impacts have been identified owing to a lack of intervisibility and appreciable historic relationships. This is unchanged from the original ES.
- 3.32. The mitigation for the construction phase remains unchanged. It has been agreed with the LPA that the programme of works will be undertaken post-consent and will be secured by a suitably worded planning condition. The programme of works will be undertaken in

accordance with a Written Scheme of Investigation (WSI) agreed with the LPA's archaeological advisors.

- 3.33. The proposed mitigation will offset the physical loss of archaeological assets within the Site, reducing the magnitude of impact to negligible. This would result in residual effect of **Negligible** significance. This is not significant in the terms of the EIA Regulations.
- 3.34. No mitigation is proposed in relation to Historic Landscape Character. The residual effect will be adverse and of **Slight** significance. This is not significant in the terms of the EIA Regulations and is unchanged from the original assessment.
- 3.35. Residual effects are unchanged from the original assessment.

Chapter 10 – Landscape and Visual Assessment

- 3.36. This addendum chapter reviews and updates the baseline position and assesses the impacts and the consequential effects (level of significance) on the receiving landscape receptors and visual receptors as result of the amended Proposed Development. A revised and updated Landscape & Visual Impact Assessment is undertaken and is present within the chapter. This chapter replaces the original Landscape and Visual ES chapter.
- 3.37. An update on national and local policy is provided and of particular note is the adoption of the NWBC Local Plan in 2021 and the Strategic Gap policy (LP4). Whilst this was 'emerging' during the consideration of the original ES, the policy wording was different, more restrictive, and not adopted.
- 3.38. The methodology used is broadly the same as the original ES though updated technical guidance has been considered.
- 3.39. A series of judgements are made on the landscape value and condition. The assessment advises that the site is not assessed as being a landscape of high value, nor is it interpreted to be a "valued landscape" in the context of the NPPF. Having examined the above factors that are considered to influence value, the chapter judges that the site and the

immediate landscape is of medium landscape value. In respect of visual receptors, these have been maintained from the original ES, and photographs taken to inform the original ES (2016/17) have been updated in January 2024.

- 3.40. There has been a change to the visual baseline since the original ES. This is in relation to the largely built out housing development of Amington Garden Village, which borders the site to the west. Whereas previously the site was primarily subject to urban influences of the residential area of Tamworth to the south at Stoneydelph, the site is now also subject to the influences of the built-up area on its western edge.
- 3.41. The chapter analyses effects both from the construction phase and the operational phase (including 15 years post completion) against a range of landscape and visual receptors.
- 3.42. The only change between the original ES Chapter and the ESA2024 in relation to effects on landscape character is on the site and its immediate context. The completion effects are judged by the Addendum to be **Major-Moderate Adverse**, (as opposed to Moderate Adverse in the original ES) and the longer term effects are judged to be **Moderate-Adverse**, (as opposed to Moderate-Minor Adverse in the original ES). This reflects the reduced levels of green infrastructure between the original submission and the revised scheme. Significant effects are however not anticipated by Year 15 once mitigation (landscaping) has been allowed to mature.
- 3.43. In respect of visual amenity Table A10.2 of the ESA sets out the changes in 'effect' between the original scheme and the revised proposals. These are largely the same effects, or a slight betterment, with the exception being new properties within the Amington Garden Village development. These is judged as **Moderate Adverse** but not significant at Year 15.

Chapter 11 – Water Environment

- 3.44. This Chapter updates the original assessment to ensure the latest data, policy and development proposals are considered. For consistency, the

Water Environment receptors are retained from the previous ES Chapter but with consideration for the latest proposals.

- 3.45. The chapter notes changes both in the Planning Practice Guidance and the latest Environment Agency climate change allowance guidance, since the original ES. The overall methodology set out in the previously submitted ES has been updated in accordance with the latest revision of the guidance.
- 3.46. The baseline flood risk and drainage conditions at the Site remain predominately unchanged compared to the original ES. The hydraulic modelling exercise of the Unnamed Ordinary Watercourse (UOW) on the western Site boundary has been updated to account for the latest modelling software and hydrological analysis. The updated baseline modelling was approved by an independent third party in March 2024. The potential receptors to the Water Environment Chapter remain as per the original ES and are the UOW, minor waterbodies (ponds) groundwater recharge and surface water run-off. The Flood Risk Assessment and Sustainable Urban Drainage Statement have been updated and are appended to Chapter 11 of the ESA2024.
- 3.47. As per the original ES, following implementation of the proposed mitigation measures for the construction phase, there will be **Negligible** residual effects from the Proposed Development during the construction phase.
- 3.48. There will be **Negligible** residual effects from the Proposed Development on flood risk to the wider catchment as the Site is in Flood Zone 1 and the proposed built development is removed from the modelled UOW floodplain. The appropriate management of surface water in accordance with the Drainage Statement and the use of above ground surface water storage will provide a **Slight Beneficial** effect to the Water Environment. The significance of effects remains the same as the summary provided in Table 11.4 of the original ES Chapter

Chapter 12 – Geology and Contamination

- 3.49. This chapter reviews the assessment methodology, existing baseline conditions of the site and surroundings, likely significant environmental effects with respect to both its construction and operational phases, and the mitigation measures required to prevent, reduce or offset significant adverse effects.
- 3.50. The Methodology has not changed since the original ES. With the exception of the change to the site area, the baseline remains largely the same as per the original ES.
- 3.51. The baseline position is summarised as follows *“based on the limited contaminative uses that have occurred, the development is considered to pose a moderate to low risk to human health and a low risk to controlled waters receptors. The main pollutant linkages are localised contaminants within the shallow soils which can be readily mitigated.”*
- 3.52. Following the implementation of applicable impact avoidance and mitigation measures (which remains the same as the original ES), all potential geological and contamination related effects associated with the construction and operation of the proposed development are assessed as being **Negligible** (i.e. not significant). This conclusion remains unchanged from the original ES.

Chapter 13 – Socio-Economics

- 3.53. The chapter updates the policy position by reference to the adopted NWBC Local Plan and confirms that the assessment methodology remains as per the original ES.
- 3.54. Since the original ES a new set of census data has been published (2021). However, given the modest changes to the proposal in quantum of development, and the scope of the original assessment, it is not considered proportionate or necessary to update all of the previous baseline data.
- 3.55. In comparison to the period 2001-2011, which is set out in the original ES, both North Warwickshire and Tamworth had larger population rises for the period 2011-2021 (North Warwickshire 0.7 to 4.8% and Tamworth 3.1 to 5.5 %). The Local Impact Area (LIA), which is made up of seven wards defined in the original ES, also saw a rise of 1%, compared to a fall of 2.5% for the period 2001-2021.
- 3.56. The revised proposal reduces the number of dwellings by 330 (in respect of the ES assessment). However, notwithstanding this, the economic impact of the proposed development will continue to lead to an increased output in the local and UK economy. A **moderate beneficial** effect on the economy during the construction phase remains.
- 3.57. Operational effects are analysed from the perspective of demographics, housing, social and community facilities and the local economy. The effects range from major beneficial (contribution to housing) to major adverse (education), prior to mitigation.
- 3.58. The mitigation package comprises a range of Section 106 contributions that have been requested through the course of the consideration of the application (subject to CIL compliance). These are set out in detail in the ESA2024. Once mitigation is applied the residual effects for education reduce to negligible/minor beneficial

- 3.59. In socio-economic terms, overall the development will have a **moderate beneficial** effect. This remains consistent with the conclusion of the original ES.

Chapter 14 – Population and Human Health

- 3.60. The original ES chapter was accompanied by a Health Impact Assessment (HIA). Although the ES chapter has been reviewed in the context of the proposed revisions to the scheme, it is not considered necessary to update the HIA.
- 3.61. The key determinants of health and well being remains as per the original ES and include diseases and other conditions; physical injury, mental health and well-being, employment, transport and connectivity, learning and education, crime and safety and health and social care. The significance criteria remains as per the original ES. The baseline has been revised since the original ES to account for updated data including from the Public Health England Health Profile.
- 3.62. The development will have **moderate to major beneficial** physical and mental health effects on residents, construction workers, visitors and other users of the facilities and services. These are the result of some direct effects of the development on the concerned individuals as well as outcomes resulting from the wider determinants of health such as employment, income, education and social capital.

Chapter 15 – Soils and Agricultural

- 3.63. This Chapter of the ES Addendum re-assesses the effect the Proposed Development will have on agricultural land and soil resources. There is no change to the assessment methodology. The soil resources and agricultural land grades recorded within the site have not changed since the original ES. The area of agricultural land grades have reduced with the site area, with now 52ha classed as best, most versatile land (71%)
- 3.64. The permanent loss of 52.2 ha of best and most versatile (Subgrade 3a) agricultural land (reduced from 68.6ha on the original scheme) cannot be mitigated against and is a permanent **Moderate Adverse** effects of the Proposed Development. The ESA2024 refers back to the original

ES to demonstrate that the agricultural quality of the site is typical of that in the Borough and accordingly a scheme of this scale is likely to have similar effects on BMV. In this context the loss of BMV is considered acceptable.

- 3.65. The soil resources will be protected by the Soil Management Plan as per the original ES Chapter, and this reduces the effects to **Negligible**.
- 3.66. Both conclusions are consistent with the original ES.

Chapter 16 – Open Space and Public Rights of Way

- 3.67. The Chapter explains that various local policy documents have been updated since the original ES including the Green Spaces Strategy and the Open Space SPD for NWBC.
- 3.68. No change to the assessment methodology or the baseline conditions is identified.
- 3.69. The construction effects in respect to open space and public rights of way remains as per the original ES. The effects on Tamworth 169 is considered to be **Minor Adverse**, though this will be temporary.
- 3.70. The overall level of Green Infrastructure is reduced through the revisions to the proposed development, as a consequence of a reduction of land east of Robeys Lane. The total Green Infrastructure is reduced from approx. 50ha in the original scheme to 34.28ha in the revised scheme. In terms of land that meets the open space definition of the SPD, the reduction is from 24.3ha to 18.12ha.
- 3.71. The proposed development includes open space provision significantly in excess of the requirements of the SPD and suitable playing pitch provision. Having regard for this provision and the site's relationship with existing open space facilities in the wider area, it is concluded that the development will have a **Minor Beneficial effect**. This has reduced from a Minor to Moderate Beneficial effect as a consequence of a reduction in sports pitch provision, albeit the scheme still provides suitable provision.

- 3.72. With regards to impact on PROW, the development is considered to have a **Negligible effect**.

Chapter 17 – Conclusion

- 3.73. The ESA2024 has updated the assessment of the proposed development as part of a formal revisions package submission. The changes to the scheme include a reduction in site area, to limit development east of Robey's Lane to site access and a link road, following negotiation with NWBC.
- 3.74. The purpose of the ESA2024 is to appraise the revised scheme and compare the effects to the original ES (as amended by the addendum in 2021).
- 3.75. In a single case, relating to the loss of agricultural land, a residual 'Significant' impact is identified. The loss BMV land is considered a **Moderate Adverse** effect, which the author has judged as '**Significant**'. This remains unchanged from the original ES, albeit the amount of BMV lost has reduced from 68ha to 52ha. No mitigation is possible for this impact.
- 3.76. Whilst there are some limited variations in effects from the original ES to the ESA2024, no significant changes have been identified and the position is summarised in table 2 below.
- 3.77. Each of the chapters consider the cumulative effects on their topic areas and no significant effects are identified. In respect of Soils and Agriculture there is no additional significant effects.

Table 2 – ES Chapter Effects Summary

Chapter	Residual Effects		Cumulative Effects
	Construction	Operational	
5. Transport	Negligible (no change)	Negligible (no change)	Negligible (no change)
6. Noise and Vibration	Minor adverse (no change)	Minor Adverse- Negligible (no change)	Not significant (no change)
7. Ecology	Negligible to Minor Beneficial (no change)	Negligible to Minor Beneficial (no change)	None (no change)
8. Air Quality	Negligible (no change)	Negligible (no change)	Negligible (no change)
9. Heritage	Negligible (no change)	None (no change)	None (no change)
10. Landscape and Visual	Negligible to Major-Moderate Adverse	Negligible to Major- Moderate Adverse ¹	Moderate/Minor Adverse
11. Water Environment	Negligible (no change)	Negligible to Minor Beneficial (no change)	None (no change)
12. Geology and Contamination	Negligible (no change)	Negligible (no change)	None (no change)
13. Socio-Economic	Moderate Beneficial (no change)	Negligible to Major Beneficial (no change)	None (no change)
14. Population and Human Health	Beneficial to Minor Adverse (no change)	Major to Moderate Beneficial with limited Minor Adverse	Range of beneficial/adverse impacts, none identified as significant

¹ See Tables A10.1 to A10.2 for full details

		(no change)	(no change)
15. Soils and Agriculture	Impact 'gradual' through construction phase, so assessed under operational (no change)	Negligible (soils) & Moderate Adverse (Agricultural land) – A 'Significant' effect (no change)	None (no change)
16. Open Space and Public Rights of Way	Negligible (no change)	Negligible to Minor Beneficial	Negligible to Minor Beneficial

*'no change' compares to original ES.

