



**QUADRANT 1:  
LAND EITHER SIDE OF THE A16 SOUTH OF TYTTON LANE EAST,  
BOSTON**

**A PROPOSED SUSTAINABLE MIXED-USE SCHEME INCLUDING:  
NEW COMMUNITY STADIUM FOR BOSTON UNITED FOOTBALL  
CLUB, HOUSING, RETAIL, COMMERCIAL AND LEISURE USES**

**ENVIRONMENTAL IMPACT ASSESSMENT SCOPING REPORT  
TOWN AND COUNTRY PLANNING  
(ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011**

**ON BEHALF OF CHESTNUT HOMES LAND LTD**



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# APPENDICES

Appendix 1:	Site Location Plan ( <u>TLB/15Rev B</u> )
Appendix 2:	Context Plan
Appendix 3:	Parameters Plan (drawing no: HG0249/PP001)
Appendix 4:	Community Stadium Plans: <ul style="list-style-type: none"><li>- Proposed Site Plan (drawing no: 7283 010 P2)</li><li>- Proposed Stadium Plan (drawing no: 7283 100 P2)</li><li>- Proposed West Stand Floor Plans (drawing no: 7283 101 P4)</li><li>- Proposed Sections (drawing no: 7283 200 P1)</li></ul>

## **SECTION 1: INTRODUCTION**

- 1.1 Our client, Chestnut Homes Land Ltd, intends to submit a planning application to develop 'Quadrant 1' ("Q1") on land either side of the A16, south of Tytton Lane East, which is itself intended to be the first phase of a sustainable mixed-use scheme to the south-west of Boston to deliver a new Community Stadium for Boston United Football Club, as well as housing and commercial uses and the first section of a new distributor road that may ultimately form a link through to the existing A52. The land is within the administrative area of Boston Borough Council and a plan showing the extent of the Q1 site edged red is included in Appendix 1, with Appendix 2 including a plan showing the site in the context of its surroundings.
- 1.2 The site covers approximately 28.83 hectares of land that is predominantly in agricultural use, though also includes 2no. existing dwellings (Nos: 262 and 264 London Road), which will be demolished in order to facilitate access. The proposed development ("the Proposed Development") will include approximately 500no. dwellings, retail and leisure units, a new 5,000 capacity Community Stadium for Boston United Football Club and its community programme and the first section of a new distributor road that may ultimately form a link through to the existing A52.
- 1.3 The site is split across two parcels of land. The residential, commercial and retail elements of the scheme will be located on land south of Tytton Lane East (east of London Road and west of the A16). The new Community Stadium will be on land directly to the east, on the opposite side of the A16 together with two smaller commercial areas at the site entrance.
- 1.4 The scheme will be submitted as a hybrid planning application, seeking outline planning permission across the entire site, though with more detailed elements submitted for the Community Stadium and the points of vehicular access for all the development.
- 1.5 This Environmental Impact Assessment Scoping Report is submitted to Boston Borough Council, as Local Planning Authority ("LPA") in accordance with Regulation 13(1) of the Town and Country Planning (Environmental Impact Assessment)

Regulations 2011 ("EIA Regulations"), in order to request their scoping opinion ("Scoping Opinion") as to the information to be provided in an Environmental Statement ("ES").

## **Environmental Impact Assessment Process**

- 1.6 Environmental Impact Assessment ("EIA") is a procedure for ensuring that the likely effects of development on the environment are fully assessed and taken into account by the LPA in deciding whether or not to grant planning permission for the development. The EIA Regulations implement the European Community Directive 85/337/EEC (as amended by 97/11/EC) on the assessment of the effects of certain public and private projects on the environment.
- 1.7 Government Circular 02/99 Environmental Impact Assessment ("Circular 02/99") explains the procedural requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, that have been replaced by the EIA Regulations from 2011. Paragraph 89 of Circular 02/99 provides advice on how a developer can obtain from the LPA their formal EIA Scoping Opinion on the information to be supplied in the ES. This provision allows the developer to be clear about what matters the LPA considers the main effects of the development are likely to be and, therefore, the topics on which the ES should focus.

## **Purpose of Report**

- 1.8 The Scoping Report has been prepared by Signet Planning, on behalf of our client, Chestnut Homes Land Ltd, to identify the likely effects of the Proposed Development on the environment which need to be considered as part of the EIA process, and also to identify the scope of the assessments that are proposed to be carried out. It is intended that this information will be used to help engage stakeholders in the development process and assist the LPA in reaching its Scoping Opinion on the scope of the EIA and resultant ES for the Scheme.

## **Structure of Report**

1.9 The structure of this Scoping Report is set out as follows:

- Section 2 of this report sets out the requirement for an EIA of the Scheme;
- Section 3 sets out details of the Site and the Scheme; and
- Section 4 details the topics that it is proposed to assess as part of the EIA and include within the resultant ES for the Scheme. This section also sets out the proposed scope of the assessment in relation to these topics. Potential mitigation and enhancement opportunities are also explored.

## **The Applicant**

1.10 Chestnut Homes Land Ltd was established in 1988 and is a local, family-owned business, known for building quality new homes. Chestnut Homes Land Ltd has a long-term commitment to Boston and the surrounding area. The Applicant is also the owner of Boston United Football Club, which it sees as a vital part of the town.

## **SECTION 2: REQUIREMENT FOR AN ENVIRONMENTAL IMPACT ASSESSMENT AND CONTENT OF THE ENVIRONMENTAL STATEMENT**

2.1 This Scoping Report is submitted to the LPA under Regulation 13(1) of the EIA Regulations.

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

2.2 The Proposed Development involves the development of a sustainable mixed-use scheme to the south-west of Boston to deliver a new Community Stadium for Boston United Football Club, as well as housing and commercial uses and the first section of a new distributor road that may ultimately form a link through to the existing A52. The site exceeds 0.5 hectares in area and therefore falls within development considered under Category 10(b) of Schedule 2 of the Regulations, whereby an EIA is not mandatory but may be required. In this instance, the Applicant acknowledges that the proposals constitute EIA development.

### **Content of the Environmental Statement**

2.3 Regulation 2(1) of the 2011 Regulations refers to an Environmental Statement (ES) as a statement that includes the information referred to in Part 1 of Schedule 4 as is reasonably required to assess the environmental effects of the development and which the applicant can reasonably be required to compile, but that includes at least the information referred to in Part 2 of Schedule 4.

2.4 Part 1 of Schedule 4 of the 2011 Regulations in summary refers to the following matters:

- a description of the development;
- an outline of the main alternatives studied by the Applicant and an indication of the main reasons for the choice made;
- a description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water,

air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors;

- a description of the likely significant effects of the development on the environment;
- a description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment;
- a non-technical summary; and
- an indication of any difficulties encountered by the applicant in compiling the required information.

2.5 Part 2 of Schedule 4 of the 2011 Regulations in summary addresses the following matters:

- a description of the development;
- a description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects;
- the data required to identify and assess the main effects which the development is likely to have on the environment;
- an outline of the main alternatives studied by the applicant and an indication of the main reasons for the choice made; and
- a non-technical summary.

2.6 Information will be collated for each technical discipline ensuring a comprehensive assessment of the likely effects on the environment of the Scheme. It is proposed that the technical assessments will each consider:

- existing baseline conditions;
- mitigation incorporated into the Proposed Development;
- predicted impacts and effects;
- an evaluation of effects; and
- opportunities for additional mitigation and enhancement.

2.7 These technical assessments will be used to inform an assessment of the likely effects of the Proposed Development on the environment and mitigating measures

that can be used to overcome or reduce such effects. Case law has established that the EIA process is an iterative one, which does not necessarily cease with the submission of the ES and associated documents. The Applicant therefore reserves the rights to submit addenda to the ES if circumstances require.

## **SECTION 3: PROPOSED DEVELOPMENT**

- 3.1 The Proposed Development will comprise a new 5,000 capacity Community Stadium for Boston United Football Club and its community programme, approximately 500no. dwellings, retail, commercial and leisure units and the first section of a new distributor road that may ultimately form a link through to the existing A52.
- 3.2 The scheme will be submitted as a hybrid planning application, seeking outline planning permission across the entire site, though with more detailed elements submitted for the Community Stadium and the points of vehicular access for all the development. The Proposed Development also seeks the demolition of 2no. existing dwellings (Nos: 262 and 264 London Road) in order to facilitate access.
- 3.3 It is anticipated that, subject to the granting of planning permission, construction work will commence in 2015 and take approximately six to seven years to complete.
- 3.4 A Parameters Plan has been developed for the Proposed Development, which acts as the Assessment Plan for the purposes of the EIA scoping process. A copy of this plan is included in Appendix 3, with plans of the proposed Community Stadium included in Appendix 4.
- 3.5 It will be seen from the Masterplan that Q1 provides an exciting opportunity to create a new Community Stadium that is financially viable and which helps secure a future for Boston United Football Club and the wide range of community, sports, education and training programmes that it delivers. The Community Stadium would include an all-weather 4G pitch for community use, plus educational facilities, conference and banqueting facilities; a café; education and community facilities; meeting rooms for hire; and possibly a sports hall. It will have a capacity of 5,000 suitable for the Conference Premier Division, and will satisfy the club's future environment.
- 3.6 Around 500 new homes will be built at Q1, helping to fulfill local housing needs. There will be a range of one to five bedroom homes in a variety of styles, including houses and apartments. The homes will be developed in different "character areas"

within Q1, which will create a real sense of place & community. A proportion of the new homes are likely to be affordable housing.

3.7 Q1 will include retail, commercial and leisure units that will provide new options for shopping and eating out locally. The retail units are likely to house a food store / supermarket. There could also be a hotel, as well as 'family style' restaurants and fast food outlets.

3.8 On this basis, the Masterplan shows the following quantum of development within the 28.83 site defined by the red line in Appendix 1:

- Residential (Use Class C3) 14.97 hectares / 500 dwellings;
- Retail inc. Petrol FS (Use Class A1) 2.83 hectares / 7,000 sqm gross;
- Food & Drink/Public House/  
Hot Food Takeaway  
(Use Classes A3/4/5) 2.02 hectares / 1,670 sqm gross;
- Hotel (Use Class C1) 0.41 hectares / 60 bedrooms;
- Community Stadium (Use Class D2) 5.26 hectares / 5,000 capacity.

3.9 The proposed development also includes improvements to the local highway infrastructure. In this respect, the need for a distributor road to the south of Boston town centre was identified by the Local Authorities some years ago and the Proposed Development can start to facilitate this infrastructure. Plans for Q1 include the provision for the first section of this much-needed Distribution Road that may ultimately link the A16 to the A52 to not only alleviate traffic that currently goes through the town centre but also form part of the identified long term transportation solution from Boston. This initial section would join the A16 with London Road, with the opportunity to extend the link road towards the A52 during the development of Q2, to be considered at a later time.

3.10 The second part of the Distributor Road could be delivered when our clients progress Q2, subject to a further consultation, the South East Lincolnshire Local Plan process and the receipt of planning permission.

- 3.11 To provide access to Q1 and the Community Stadium, a roundabout will be formed on the A16. This will also form the start of the new Distributor Road which could eventually run west through the new development and extend towards the A52 as stated above as part of the Q2 development.
- 3.12 The potential impacts of the development of Q1 on local roads are being assessed in conjunction with Lincolnshire County Council as part of the technical information that is being prepared for the planning application. It is anticipated that by providing appropriate access to Q1, as well as building the new road between the A16 and London Road, there will be no adverse impact on traffic flows in and around Boston. Indeed, the mix of the proposed land uses will encourage people to minimise journey lengths and the use of sustainable transport modes can be maximised.

## **SECTION 4: PROPOSED SCOPE OF THE ENVIRONMENTAL STATEMENT**

4.1 The purpose of an ES is to detail any likely significant effects of a development on the environment and to describe the measures envisaged to prevent, reduce, or where possible offset any significant adverse effects on the environment.

4.2 Based on Chestnut Homes Land Ltd's experience of delivering residential developments across the Lincolnshire area and our own experience of securing planning permission for major mixed-use developments across the country, it is considered that the main effects of the Proposed Development on the environment are as follows and it is proposed that such matters will be addressed in the ES along with reference to relevant planning policy considerations in this respect:

- Landscape and Visual Impact;
- Flood Risk and Drainage;
- Transport;
- Historic Environment;
- Ecology;
- Noise and Vibration;
- Air Quality;
- Lighting;
- Ground Conditions;
- Construction Effects;
- Socio-Economic Effects;
- Planning Policy Considerations;
- Cumulative Impact; and
- Consideration of Alternatives.

4.3 The assessment of the likely effects of the Proposed Development on the environment will be based on an assessment of baseline conditions combined with the proposed method of its construction and subsequent operation. Potential mitigation measures to prevent, reduce or where possible, offset any significant effects on the environmental will be identified, and where effects are likely to be

significant and cannot be mitigated for, amendments to the Proposed Development will be considered.

#### Landscape and Visual Impact Assessment

4.4 A landscape and visual impact assessment of the Proposed Development will be progressed in accordance with industry standard guidelines that currently comprise the *Guidelines for Landscape and Visual Impact Assessment* 3<sup>rd</sup> Edition (Institute of Environmental Management and Assessment and Landscape Institute, 2013). The assessment will consist of the following stages:

- a baseline assessment to establish the existing conditions will be undertaken. This will begin with initial desk research (including relevant technical literature, OS maps, planning policy documents and local authority landscape character assessments in order to identify the landscape character of the area and any landscape designations), followed by a site visit and walkover survey in order to identify potential landscape and visual receptors;
- production of Zone of Theoretical Visibility plans to select viewpoints which will be used to confirm impacts;
- assess the impact of the Proposed Development on landscape and visual receptors during the construction and operational stages of the Scheme;
- based on the above, propose landscape and visual mitigation measures as part of the iterative Scheme design and assessment process; and
- re-assess landscape and visual impacts with the benefit of agreed mitigation measures being in place.

4.5 A landscape strategy for the Scheme will be prepared in accordance with advice given in *Technical Guidance to the National Planning Policy Framework* (Department for Communities and Local Government, March 2012) (“NPPF Technical Guidance”).

#### Flood Risk and Drainage

4.6 A flood risk assessment will be progressed, which will consider the potential flood risk associated with the Proposed Development during construction and operation,

from all sources; this also considering the need for any earthworks to raise ground levels within the site.

- 4.7 The assessment of the potential effects on the water environment will take account of the relevant European and national legislation (The Flood and Water Management Act 2010, The Land and Drainage Act (1991) as amended by The Water Act (2003) and The Water Resources Act (1991) as amended by The Water Act (2003)), as well as national (The National Planning Policy Framework (2012), Building Regulations Part H (2000) and Sewers for Adoption (7<sup>th</sup> Edition 2012)) and local planning policies (Boston Borough Local Plan (1999), Boston Borough Interim Plan (2006) and Boston Strategic Flood Risk Assessment (2010)). Further information for desk study will include online Ordnance Survey maps, to identify any watercourses and surface water bodies within 500m of the Proposed Development; Environment Agency Online Interactive Flood Maps; General Arrangement Plans of the Proposed Development; Boston Borough Council Strategic Flood Risk Assessment (2010); Lincolnshire County Council Preliminary Flood Risk Assessment (2011); and the River Witham Catchment Flood Management Plan (2009). Consultation will also be undertaken with the Environment Agency, Boston Borough Council and Black Sluice Internal Drainage Board.
- 4.8 A qualitative assessment of potential impacts on flood risk from construction will be undertaken. This will consider the risk to watercourses both directly from construction activities adjacent to/over these waterbodies and indirectly via land drainage from silt rich runoff and chemical spillages. There may be physical effects from outfalls to nearby watercourses and/or IDB drains so consideration will be given to hydromorphology modifications when proposals are outlined in greater depth in the assessment. Significance will be assessed by comparing the importance of the receptor with the magnitude of effect. The determination of the significance of the impacts outlined in the assessment will be undertaken in accordance with best practice DMRB guidance and tailored to this scheme.
- 4.9 The flood risk associated with the Proposed Development will be assessed in accordance with the requirements of the NPPF. The objective of this is to assess three main issues in relation to flood risk:

- Risk to the development from all potential sources of flooding;
- Risk of increasing flooding elsewhere due to the development; and
- Appropriate mitigation measures to limit the impact of flooding on the development and offsite flooding due to increased runoff.

4.10 A drainage strategy for the new development will be produced, which will also consider the need for additional drainage facilities to serve the scale of the development. The capacity of both existing foul and surface water infrastructure will be determined to establish the impact on such drainage from the proposed development and the need for new facilities.

4.11 Opportunities for SUDS will be considered as a medium for attenuation and implemented where required and practical to do so.

4.12 Additional consultation will be undertaken with the appropriate organisations at the detailed design stage and consents will be applied for as appropriate.

#### Transport

4.13 An assessment of the transport effects of the Proposed Development will be prepared in accordance with the *Guidance on Transport Assessment* (Department for Transport, 2007) and *Guidelines For the Environmental Assessment of Road Traffic* (Institute of Environmental Management and Assessment (IEMA)).

4.14 A comprehensive area-wide Transport Assessment (TA) will form part of the planning application for development. The TA and the transport chapter of the ES will examine the effects of demands for movement by all modes of transport generated by the proposed development and where appropriate, identify measures to mitigate material impacts.

4.15 The TA and the transport chapter of the ES will be informed by traffic forecasts produced by the County Council's SATURN model of the Boston area. A range of traffic surveys have recently been undertaken in the vicinity of the site to update the model and define baseline traffic conditions. The model will then be used to produce traffic forecasts for 2023 'with' and 'without' the proposed development. Detailed

operational analysis will then be undertaken to assess future year traffic conditions and quantify the traffic effects of development.

- 4.16 The SATURN model will deal specifically with weekday morning and evening peak periods when the most significant interaction between existing traffic movements and those generated by the proposed development are anticipated. It is however recognised that impacts during other periods will also need to be considered, particularly on Saturdays, before and after a football match at the new Community Stadium. The assessment of impacts during such periods will be considered using manual assessment techniques informed by further traffic surveys undertaken during Saturday periods.
- 4.17 A Framework Travel Plan (TP) will form part of the planning application, the purpose of which will be to identify strategies to promote more sustainable modes of transport such as walking, cycling and the use of public transport. The TP will draw from work undertaken in preparing the TA to consider the current availability of infrastructure and services for these modes of transport in the vicinity of the site and opportunities to improve such facilities as the development proceeds.
- 4.18 An Event Management Plan (EMP) will also be submitted as part of the planning application to provide a framework for the management of match-day trip making to and from the new Community Stadium by all modes of transport. The main objective of the EMP will be to promote the safety and enjoyment of all spectators, whilst having due regard to the interests of the general public. The EMP will be prepared in consultation with key stakeholder and will be continuously monitored during operation of the stadium.

#### Historic Environment

- 4.19 A historic environment assessment of the Proposed Development will be carried out in accordance with best practice and guidelines including By-Laws Code of Conduct, Institute for Archaeologists (2012); Standard and Guidance for Historic Environment Desk-Based Assessment, Institute for Archaeologists (2012); The Hedgerow

Regulations, DoE (1997); The NPPF, DCLG (2012); and Lincolnshire Archaeology Handbook, Lincolnshire County Council (2012).

- 4.20 The assessment will comprise a detailed study of the site and also consider the locations of all known designated heritage assets, archaeological sites and find-spots recorded by various sources within the 500m study radius.
- 4.21 Desk-based research will comprise an examination of relevant, up-to-date information held by the HER, including previously recorded archaeological investigations. In addition, published and unpublished documentary, cartographic, bibliographic and photographic sources will be examined at the Lincolnshire County Record Office and Lincoln Central Library Local Studies section. Information pertaining to Scheduled Ancient Monuments, Listed Buildings, Conservation Areas and Registered Parks and Gardens will be obtained from English Heritage, the HER and various online resources.
- 4.22 The information obtained from the various sources will be analysed and a map regression exercise undertaken in order to assess the likely prehistoric and historic land use of the site. The assessment will also incorporate a visit and detailed walkover of the site to identify any unrecorded archaeology, to examine the topography and to record previous and current land use, site condition and access. Further field evaluation in the form of trial trenching will be undertaken if necessary.

### Ecology

- 4.23 An ecological assessment of the Proposed Development will be progressed.
- 4.24 A data search will be undertaken by the Greater Lincolnshire Nature Partnership (GLNP) to identify statutory and non-statutory sites and protected and notable species within a 2km radius of the centre of the site. In addition, a search for designated sites for nature conservation on, or within, 2km of the site will be performed using the Multi-Agency Geographic Information for the Countryside (MAGIC). Where possible, information will be gathered on any previous surveys conducted at the site and the results and conclusions reviewed.

- 4.25 The habitats of the site and on adjoining land will be surveyed using the standardised Joint Nature Conservation Committee Phase 1 habitat classification and mapping methodology (JNCC, 2010). Dominant plant species will be observed and recorded in each habitat. The plant species nomenclature will follow that of Stace (2010).
- 4.26 An assessment of any hedgerows present on the site which might be adversely affected by the Proposed Development will be undertaken using the standard hedgerow surveying methodology outlined in the Hedgerow Regulations 1997. The purpose of this assessment will be to ascertain whether the hedgerows are classified as 'nationally important' and therefore protected by these Regulations.
- 4.27 A number of species groups will also be targeted in the surveys, including birds (all species with special reference to key species), amphibians (great crested newts), reptiles (common lizard, adder, slow-worm, grass snake), mammals (bat, badger, water vole, otter).
- 4.28 The land immediately surrounding the site, beyond the site boundary, will be surveyed. Where access is not available to these areas, observations will be made from the site boundary or via public land and highways.

#### Noise and Vibration

- 4.29 A noise and vibration assessment will be carried out in relation to the Proposed Development.
- 4.30 A shortened daytime noise survey in line with the methodology contained in CTRN will be undertaken to measure existing road traffic noise levels throughout the application site. Pertinent calculation methods will be used to determine night time noise levels, supplemented with noise monitoring carried out during the night time period. The findings of this noise survey will be used to calculate the predicted noise level at the proposed residential dwellings and to calculate the required level of glazing and ventilation.

- 4.31 Background noise levels in the vicinity of both the existing and proposed residential dwellings will be measured as part of the noise surveys. The noise impact of both the Community Stadium and the commercial aspects of the development will be assessed against these background noise levels in line with the methodology contained in BS4142. Limiting noise levels will be set for any plant associated with either the stadium or the commercial aspects and noise levels previously measured by ENS at a sports stadium will be used to assess the potential noise impact on local residents during match days.
- 4.32 The application site is not in the vicinity of any significant sources of vibration (such as railway lines or heavy industrial works), though the impact of vibration during the construction phase, including demolition works, on the existing residential dwellings will be assessed based on the guidance of BS5228.

#### Air Quality

- 4.33 An air quality assessment will be carried out in relation to the Proposed Development. The principal impact of the scheme on local air quality is likely to come from the emissions caused by additional road traffic generated by the proposed development during its operational phase, with additional impacts caused by the construction phase, including associated dust and traffic flow characteristics. It is also necessary to provide an assessment of air quality within the proposed development site to determine whether future occupants of the development may be exposed to elevated levels of air pollutants.
- 4.34 The air quality assessment will consider road links around the site that are predicted to experience a change in traffic flows as a result of the Proposed Development, as well as receptors consequently most likely to experience an impact. The ADMS-Roads dispersion model is used to predict changes in nitrogen oxide, nitrogen dioxide and particulate matter concentrations, as these three pollutants are most closely associated with traffic emission and the most likely to change as a result of the development.

- 4.35 Receptor locations will be selected to include consideration of effects at the locations most likely to be subject to adverse effects as a result of a change in traffic flows following the Proposed Development. This includes receptors equivalent to future occupants of the Proposed Development.
- 4.36 The key issue in respect of construction period effects will be dust and particulates emissions associated with construction activities. This may lead to an adverse impact in terms of elevated particulate concentrations at neighbouring sensitive receptors or nuisance impacts, such as soiling of clean surfaces. The proposed development also involves the demolition of 2no. existing dwellings – Nos: 262 and 264 London Road. An assessment of the impact of dust is required if a sensitive receptor exists within 350m of the site.
- 4.37 Construction period effects are assessed qualitatively with reference to IAQM guidance, which advocates that construction risk be assessed in terms of four main activities, including:
- Demolition;
  - Earthworks;
  - Track-out; and
  - Construction.
- 4.38 The IAQM guidance is based on assessing the risk from these key activities accounting for the proximity of the nearest sensitive receptors, the characteristics of the site and its surroundings and the nature of the proposed works.

#### Lighting

- 4.39 An assessment of the impact of the lighting associated with the Proposed Development will be undertaken.
- 4.40 The assessment will involve the consideration of areas that have a view of the amenities and calculations determining lighting measurement levels. The assessment will subsequently consider the impact of exterior lighting on locations

during daylight and evening conditions. The impact of lighting on the surrounding environment will consequently be identified with particular consideration to sky glow and compliance with The Institute of Lighting Engineers' guidance notes. It shall also consider the impact of light spillage and glare into surrounding areas and into the atmosphere.

#### Ground Conditions

- 4.41 An assessment of the site's ground conditions will be carried out in relation to the Proposed Development. The assessment will be undertaken in accordance with British Standard BS10175: Investigation of Potentially Contaminated Sites – Code of Practice; BS5930: Code of Practice for Site Investigations; and the Environment Agency publication CLR11: Model Procedures for the Management of Land Contamination and the associated documents including Industry Profiles.
- 4.42 A risk assessment in geotechnics and contamination will be undertaken and a site walkover will be conducted by an experienced scientist or engineer to a standard methodology. Historical maps of the site circa 1890 to recent will be inspected and representative and informative examples will be reproduced.
- 4.43 At the preliminary risk assessment stage, the decision on whether a possible pollutant linkage poses a potentially unacceptable risk is based upon professional judgement. The significance of a possible pollutant linkage will be determined dependent on the context of the land use and the purpose of the assessment. Assessing risks from land contamination underpins the 'suitable for use' approach adopted for Part 2A of the Environmental Protection Act 1990 regulatory regime and the NPPF (2012).
- 4.44 Where appropriate, further assessment will be undertaken including in terms of setting out and services; cable percussive boreholes, dynamic sampler boreholes, standpipe installations, dynamic penetration tests, BRE365 soakaway testing, gas/groundwater monitoring, chemical analysis and geotechnical testing.

### Construction Effects

- 4.45 An assessment of the construction effects associated with the Proposed Development will be carried out.
- 4.46 The assessment will examine all those works, activities and processes that will be involved in carrying out the Proposed Development, including excavation and earthworks, the erection of buildings and structures, demolitions and other works.

### Socio-Economic Effects

- 4.47 The ES will address the socio-economic effects of the Proposed Development.
- 4.48 The socio economic assessment will provide an overview of the economic impacts which would arise from the proposed development. It will assess (i) how the proposed development is likely to directly affect the local and regional economies during its construction in terms of capital investment and employment generation, and (ii) the effects of the proposed development on the local area in terms of population, household expenditure, and local facilities and services. Where possible, the analysis will provide a quantitative assessment of the likely scale of these impacts.
- 4.49 The assessment will first establish the baseline position in terms of local economic conditions before examining the potential impacts of the proposed development and their significance. Opportunities for the mitigation of any adverse effects and the enhancement of any positive effects are then examined.
- 4.50 A list of the key data sources used to inform the assessment will also be provided (for example, ONS 2011 Census, ONS 2012 Family Spending Survey, NOMIS Data, Construction Industry Training Board Labour Market Intelligence, Experian Business Strategies and Pitney Bowes Expenditure Guide 2012/2013).
- 4.51 There are no generally accepted criteria for assessing the significance of socio economic impacts. Therefore the scale of any impacts is assessed in relation to the

magnitude of the change that is likely. The exercise identifies the impacts as either negative (adverse) or positive (beneficial) while their magnitude is classified as negligible, minor, moderate or major. Having regard to this method of assessing impact, the exercise will then consider how the proposed development will affect the local and regional economy.

#### Planning Policy Considerations

4.52 The ES will refer to planning policy at a national and local level that is relevant to the Scheme and will include reference to the following documents:

- NPPF;
- Boston Borough Local Plan (April 1999);
- Boston Borough Interim Plan (Non-Statutory Development Control Policy) (February 2006);
- South East Lincolnshire Local Plan (Preferred Options) (May 2013).

#### Cumulative Effects and Inter-Relations

4.53 The ES will consider the potential cumulative effect of the Proposed Development including the combined effect of the various impacts of the Scheme, as an individual development, and/or from other sites in the locality as may be agreed with the LPA.

#### Consideration of Alternatives

4.54 As set out in Schedule 4 of the 2011 Regulations the ES will provide an outline of the main alternatives studied by the applicant in relation to both alternative sites and designs. The two will be initially informed by the objectives and design criteria of the development, that is, what facilities the development is seeking to deliver and what constraints there are on the provision of such facilities. The assessment will include an indication of the main reasons for the choice made by the Applicant, taking into account the environmental effects.

## **SCOPING REQUEST**

- 4.55 This information on the scope of the EIA and content of the ES has been drawn together with the intention of informing the scoping process at an early stage. On behalf of the Applicant, Chestnut Homes Land Ltd, we would greatly appreciate any feedback that the LPA, consultees and the local community may have on the scope and structure of the EIA in order to ensure that all key and relevant matters are addressed at the appropriate level of detail within the assessment.
- 4.56 It is confirmed that the Applicant, Chestnut Homes Land Ltd, plans to progress comprehensive public information exhibitions and associated consultation during November and December 2013.
- 4.57 The LPA's Scoping Opinion and any other consultees or community responses, and any queries on the content of the Scoping Report, should be addressed to:

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