CHAPTER 5: EIA APPROACH

5.1 INTRODUCTION

5.1.1 EIA is a systematic and objective process through which the potential significant environmental effects of a project can be identified, assessed and, wherever possible, avoided or mitigated.

5.1.2 The aim of EIA to improve the environmental design of a development scheme and provide decision-makers with sufficient information about the environmental impacts of a proposal.

5.1.3 This chapter describes the methodology adopted for the ES.

5.2 EIA SCOPING

5.2.1 Part 4, Regulation 15 (1) of the 2017 EIA Regulations provides that the Applicant may ask the Local Planning Authority (LPA) to provide a Scoping Opinion in which the information that should be provided within the ES is stated in writing.

5.2.2 An EIA Scoping Report was submitted to SGC in February 2018 in support of a request for a Scoping Opinion from the LPA (Technical Appendix 5.1). The request was registered under planning reference PT18/012/SCO.

5.2.3 In formulating their Scoping Opinion, SGC received comments from Natural England (including the submission of their standing advice on EIA) and the Environment Agency; alongside responses from SGC's Archaeology, Ecology, Environmental Health, Flood, Heritage and Conservation, Highway and Landscape teams.

5.2.4 SGC issued their Scoping Opinion on the 30 May 2018 (Technical Appendix 5.2).

5.2.5 A summary of the key points noted for each of the topic areas within the Scoping Opinion, and how these have been addressed are set out in the table below. The Scoping Opinion issued by SGC also covers elements in relation to the pre-application submission as opposed to the preparation of the Environmental Statement, and these are identified below

~~5.2.5~~5.2.6 Following the submission of the planning application further requests for information and clarification have been provided by officers. This information is provided in each of the individual topic chapters.

Table 5.1: Matters Raised through Scoping, and Applicants Response

Theme	Summary of Key Comment/ Advice	Refer to ES, or wider submitted documentation
Conclusions	A Table summarising the mitigation proposed should be included at the front of the ES; covering the identified potential effect, proposed control/mitigation measures, monitoring requirements and means of implementation.	Each technical chapter concludes with a table setting out the mitigation measures proposed; and this is summarised in Chapter 15. Chapter 15 includes a table which sets out the monitoring requirements, in accordance with Schedule 4 of the Regulations, monitoring measures are required where measures are identified to avoid, prevent, reduce or offset significant effects.
Scoped Out	Agreed that Ground Conditions; Waste; Human Health; Climate Change; Vulnerability to Major Accidents and Disasters can be scoped out of the ES.	Noted.
Agricultural Land & Soil	This topic should be scoped into the assessment, and considered alongside the cumulative effects arising from other developments around Thornbury. The assessment should also consider the wider context of soils – in terms of sustainable use of land and ecosystem services they provide.	Chapter 14 contains an assessment of the impacts of the Proposed Development on Agricultural Land.
Landscape	No comments on methodology. Noted additional viewpoints have subsequently been agreed with The Richards Partnership.	The additional viewpoints identified have been included within the landscape and visual assessment at Chapter 13.
Air Quality	A sensitivity test in light of the uncertainty around emission factors for nitrogen dioxide to provide a worse-case assessment should be undertaken.	Technical Appendix 11.5 discusses the uncertainty around emissions factors.
	Recommends the good practice principles identified in the 'Land-Use Planning & Development Control: Planning for Air Quality' guidance produced by Environmental Protection UK (EPUK) / Institute of Air Quality Management (IAQM) (January 2017) should be applied to all development to reduce emissions and contribute to better air quality management: • The provision of at least 1 Electric Vehicle (EV) "rapid charge" point per 10 residential dwellings and/or 1000m2 of commercial floor space. Where on-site parking is provided for residential	The air quality assessment (Chapter 11) follows best practice. Additional opportunities to reduce emissions, as set out in the Scoping Opinion, will be considered at the detailed design phase within future reserved matter applications.

Theme	Summary of Key Comment/ Advice	Refer to ES, or wider submitted documentation
	dwellings, EV charging points for each parking space should be made. • All gas fired boilers to meet a minimum standard of <40mgNOx/kWh.	
Noise and Vibration	No comments on methodology – scope, likely impacts and mitigation envisaged welcomed and agreed.	Noted – Chapter 10 follows the methodology set out in the Scoping Request.
Ecology	ES should be supported by: - 2km search of Bristol Regional Environmental Records; - Phase 1 Habitat Survey including identification of important hedgerows; - Great Crested Newts: any pond within 500m should be subject to a Habitat Suitability Index and surveyed if deemed suitable; - Water Vole/Otter/White-Clawed Crayfish; - Bats: potential use by roosting bats, and the use of the site by foraging/commuting bats; - Badgers; - Hedgehog; - Reptiles: including slowworms; and - Birds: survey for nesting birds.	Chapter 12 (Ecology) is supported by a detailed baseline assessment, including the surveys identified in the Scoping Opinion; the survey results are included within Technical Appendices 12.1-12.11.
	Impact on Severn Estuary SPA/RAMSAR/SSSI must be considered	Effects on the Severn Estuary SPA/SAC/Ramsar/SSSI have been detailed in the ES – principally in Chapter 12; with reference to Chapter 8 (Water Environment).
	Impact of Proposed Development on Parkmill Covert SNCI should be considered, in particular the potential degradation of the habitat by increased leisure users.	Chapter 12 (Ecology) considers the impact of the Proposed Development on the SNCI, and identifies mitigation (para 12.7.4), to reduce the impact of the Proposed Development to Neutral.
Heritage	The ES must consider the impact of the Proposed Development on the setting of Thornbury Conservation Area, Thornbury Castle and associated structures (Grade I), and the Thornbury Shieling School (Grade II) – in particular the urbanisation of the wider character and setting, and the remnant historic	These assets are considered within Chapter 7 (Archaeology and Built Heritage).

Theme	Summary of Key Comment/ Advice	Refer to ES, or wider submitted documentation
	deer park landscape to the north of Thornbury Castle.	
	The Heritage Assessment should be informed by the output of the landscape and visual assessment, in particular the illustrative photomontages, and ZTVs.	The impact of the Proposed Development on heritage assets has been informed by the landscape and visual assessment (Chapter 13) – both in the identification of affected assets, and the undertaking of the assessment of impact; including Figure 13.12 (ZTV & Visibility) and the Photomontages contained in Technical Appendix 13.4.
	No comments on the scope and methodology for the assessment of impact on archaeological receptors.	Noted. Chapter 7 is accompanied by LIDAR (Technical Appendix 7.2), Geophys (Technical Appendix 7.3) and trial trenching (Technical Appendix 7.4).
Socio-Economic	A baseline desktop assessment will be required of the population density and demographic profile of the area, economy, employment and demand for local services, education and community facilities, a review of built community and cultural facilities, play areas and public open spaces at ward level.	Chapter 6 follows established best practice in the undertaking of socio-economic impact assessments.
Transport	The Transport Assessment should include: - A PERS type quality audit of walking and cycling routes to key facilities and services; - Committed development can be subtracted from TEMpro predicted housing growth between 2018-2028 to avoid double counting; - Trip rates should be based upon the Badger Road survey information, factored to local housing and job growth, level of public transport, and confirmation of appropriate modal split.	The Transport Assessment submitted alongside the ES, upon which Chapter 9 (Traffic & Transport) is based, includes an audit of key walking and cycling routes. The methodology underpinning the traffic assessment includes the agreed trips, growth assumptions and modal split as discussed with SGC following the issue of the Scoping Opinion.
Hydrology	Consideration needs to be given to the increased volume of water outfalling to the Pickedmoor Brook and the impact on downstream communities (Oldbury on Severn) when the system is tide-locked.	Chapter 8 (Water Environment) and the accompanying Flood Risk Assessment (Technical Appendix 8.1) consider the impact of the Proposed Development as a result of increased surface water runoff rates and volumes into the

Theme	Summary of Key Comment/ Advice	Refer to ES, or wider submitted documentation
		Pickedmoor Brook, and the associated impact on downstream flood-risk.
	The potential for modifications to the Pickedmoor Brook itself should be considered, and assessed in terms of morphology and ecology.	No modifications to the Pickedmoor Brook are proposed.
	The EIA must include a WFD assessment in terms of the relevant WFD Quality Elements in all impacted water bodies, and conclude with a statement of compliance that considers all residual impacts at the water body scale on the water body objectives.	Chapter 8 (Water Environment) considers the likely effects which may influence Water Framework Directive elements, and a Water Framework Directive compliance statement is included in Section 8.10.
	A scheme for the prevention of pollution during construction should be included.	Section 8.7 sets out a range of construction stage mitigation, which will be secured via planning condition (and the requirement for a Construction Environment Management Plan).
Cumulative	In addition to the cumulative sites set out in the Scoping Request, the following schemes should also be included: - 3 Alexandra Way, Thornbury (PT13/0870/O); - Land West of Pound Mill, Lower Morton, Thornbury (PT13/3101/F); - Midland Way, Thornbury (PT/14/4961/F); - Stokefield House, Thornbury (PT/16/0982/F); and - Buckover Garden Village.	The cumulative schemes identified in the Scoping Opinion have been considered in accordance with guidance and best practice. Paragraphs 5.3.6.-12 and Table 5.3 set out those cumulative schemes assessed within this ES, and those which have been excluded, alongside the justification for their omission.
	Committed highway infrastructure and bus service supported associated with the cumulative sites should be considered, this includes crossing facilities on Butt Lane, improvements to the Butt Lane/Gloucester Road/Morton Way junction, bus services along Butt Lane and Morton Way, and contributions to junction improvements on the A38 at Grovesend Road, Thornbury Road and Church Road.	The Transport Assessment sets out the relevant committed highway infrastructure and bus service supported within the transport study area, and this has informed the Transport Assessment, and Chapter 9 (Traffic & Transport).

5.3 SCOPE OF WORK

Technical Scope

5.3.1 Alongside addressing the recommendations made by SGC and associated consultees through the EIA Scoping Opinion, the scope of the EIA has been determined through the following steps:

- Identification of the Project Site boundary and any significant off-site areas required to deliver the Proposed Development;
- Identification of the key characteristics of the Project Site and the establishment of the environmental baseline through a series of desk and field studies;
- Consideration of the likely sensitive receptors and nature of potential effects through assessment against the established environmental baseline; and
- Definition of the assessment methodologies to be used in each study topic.

5.3.2 Table 5.2 below provides a list of topics that were scoped in or out of this EIA as a result of the EIA scoping exercise with SGC.

Table 5.2: Environmental Topics considered in the EIA

Topic	Scoping Opinion (IN/OUT)
Accident, Fire and Natural Disaster	OUT
Agricultural Land	IN
Air Quality	IN
Climate Change	OUT**
Archaeology and Built Heritage	IN
Ecology	IN
Water Environment	IN
Ground Conditions	OUT
Health	OUT
Landscape and Visual	IN
Noise and Vibration	IN
Socio-Economic	IN
Traffic and Transport	IN
Waste	OUT

****** Climate Change is scoped out as an individual chapter, but will be covered as appropriate in the technical chapters

5.3.3 Topics are scoped out because the Proposed Development is unlikely to give rise to significant environmental effects that will affect them. However, that does not mean that they are excluded from the LPAs consideration in the determination of the planning application.

Geographic Scope

5.3.4 In terms of direct effects, the EIA covers the physical extent of the Project Site as shown at Figure 1.1.

5.3.5 The nature of the current environmental conditions and the manner in which impacts are likely to be generated will mean that the influence of many potential impacts extend beyond the immediate site boundary. The individual technical chapters confirm these where relevant, however in particular, the EIA considers the impact of the Proposed Development on:

- the wider highway network identified within Chapter 9;
- off-site receptors sensitive to changes in air quality, and noise and vibration identified within Chapters 10 and 11;
- off-site ecological designations, including Severn Estuary SAC, SPA, SSSI and Ramsar Site, Wye Valley and Forest of Dean SAC and Park Mill Covert SNCI;
- the visual impacts of the Proposed Development from beyond the Project Site, and the impact of the Proposed Development on the wider landscape;
- designated heritage assets within the wider study area, including the Grade I listed Thornbury Castle, and separately listed walls (Grade I) and lodges (Grade II) and Church of St Mary the Virgin (Grade I);
- local services and facilities including education and health provision, and active open space; and
- the local and regional housing and employment markets.

Cumulative Scope

5.3.6 Schedule 4 of the 2017 Regulations requires that the cumulative effects of the Proposed Development should be included within the ES. Cumulative effects relate to multiple developments giving rise to significant effects at a receptor. For example, a number of golf courses in proximity to each other may give rise to significant landscape and ecological effects cumulatively.

5.3.7 The Planning Practice Guidance: Environmental Impact Assessment (ID: 4-024-20170728) states the following in relation to the assessment of cumulative effects:

"*Each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."*

5.3.8 The potential cumulative effects of the Proposed Development in combination with existing and approved developments both during the construction phase and following completion are included as a cumulative effects assessment (CEA) in the individual ES chapters where relevant i.e. significant effects are likely to occur. Each chapter explains how it assesses the impact of cumulative schemes. For example, the Landscape and Visual assessment in Chapter 13 considers the schemes which have been granted planning permission and where construction is underway as part of the baseline. It is only those schemes where development has not commenced which are considered as separate cumulative schemes.

5.3.9 The Scoping Request submitted on behalf of the Applicants confirmed that it was proposed that the cumulative assessment would consider residential and other developments within 2.5km of the Project Site boundary that are of a substantial size (e.g. 100+ units and/or 1,000m2 of non-residential floorspace), and which benefit from an extant planning consent. The Scoping Opinion issued by SGC confirmed the list of schemes identified by the Applicants, and suggested a number of additional schemes. These are added to the schedule in Table 5.3 where appropriate. A plan indicating the location of these cumulative sites, alongside the Project Site, is contained in Figure 5.1.

Table 5.3: Schedule of Cumulative Schemes

Site	Application Ref	Description	Distance to Site (direct)	Status
Land at Park Farm, Thornbury	PT11/1442/O subsequent reserved matter applications	Erection of up to 500 dwellings, open space and associated works	Adjacent to the east	Approved March 2013 – under construction
Land at Morton Way, Thornbury	PT/12/2395/O subsequent reserved matter applications	Erection of up to 300 dwellings, a local shop, open space, landscaping and associated works	c700m east	Approved May 2013 – Under construction
Land at Post Farm, Thornbury	PT15/2917/O subsequent reserved matter applications	Erection of up to 125 dwellings, open space and associated infrastructure	c200m east	Approved May 2016 – Under construction
Land West of Gloucester	PT16/4774/O	Erection of up to 130 dwellings, public open space and associated works.	c500m east	Approved August 2018 –

Site	Application Ref	Description	Distance to Site (direct)	Status
Road, Thornbury				Under construction
Land at junction of Morton Way and Grovesend Road, Thornbury	PT/16/3565/O	Erection of up to 350 dwellings, 70-unit elderly care facility, up to 1,150sq m of community and/or commercial floorspace (Use Class A1, D1 or D2), open space and associated works.	c1.98km south-east	Approved May 2018
Land west of Pound Mill Business Centre, Lower Morton, Thornbury	PT/13/3101/F	Change of use from paddocks and agricultural to the siting of 12 no. caravan pitches for showmen's permanent quarters	Adjacent to the north	Approved March 2014
The Council Offices, Castle Street, Thornbury	PT/16/0982/F	Erection of 5 cottages and 57 sheltered apartments for the elderly including communal facilities, landscaping, parking and associated works	c795m south	Approved May 2017

5.3.10 The Scoping Opinion identified three additional schemes which after consideration, have not been included within the list of cumulative site. '3 Alexandra Way, Thornbury' (Application Reference: PT/13/0870/O) was referenced by SGC, however on review of the planning application, this has now expired, and the existing use of the site remains; and such, it does not constitute a cumulative site. 'Midland Way, Thornbury' (Application Reference: PT/14/4961/F) has already been completed, as shown in SGC's Annual Monitoring Report 2017, and as such, is not a cumulative site.

5.3.11 SGC also identified 'Buckover Garden Village' as a cumulative site. This relates to a proposal within the ~~emerging~~ submitted West of England Joint Spatial Plan (JSP). The JSP does not formally allocate the site for development, with this to be undertaken in the emerging South Gloucestershire Local Plan ~~which is not due for adoption until 2020~~. Since the submission of the outline planning application the JSP has been examined and the Inspectors have provided interim conclusions on the soundness of the submitted plan. Two of the authorities participating in the preparation of the JSP have formally withdrawn from the process and it is anticipated that South Gloucestershire will do so shortly. As such the Buckover Garden Village proposals will have no planning status as either adopted or emerging proposals and there is therefore no basis upon which to assess the proposals as a cumulative scheme. ~~The site is neither an *'existing or approved development'*, and no detailed plans nor any of the environmental baseline or assessment work underpinning proposals been published. There is therefore insufficient information at this time upon which any cumulative site assessment could be undertaken in respect to this scheme.~~

5.3.12 Land South of Gloucestershire Road, Thornbury (Application Reference: PT/17/2006/O) was identified as a pending planning application at the point of scoping, however a planning appeal based upon non-determination ~~has now been submitted. SGC subsequently resolved at planning committee that the proposal would have been refused, and as such, are defending against the non-determination appeal; due to be heard in January 2019. The scheme is therefore discounted from the cumulative assessment~~was dismissed on 14 May 2019.

Temporal Scope

5.3.13 Construction of the Proposed Development is expected to commence in 2020 and it is anticipated that first occupation will occur in 2021. The anticipated construction period will be 8 years.

The Baseline

5.3.14 The assessments are based on the comparison of qualitative and where possible quantitative predicted impacts compared with current or recent baseline environmental conditions. Any significant changes expected in future baselines due to environmental trends are described qualitatively, or in certain cases calculated as quantitative future baseline to allow meaningful future year assessment.

Inherent and Additional Mitigation

5.3.15 Measures that avoid environmental impacts and effects and which form part of the assessed Proposed Development (as set out in the scheme description or shown on the parameter plans) are known as inherent mitigation.

5.3.16 Inherent mitigation that is included in the design of the Proposed Development is taken into account in the assessments. Each technical chapter makes clear where elements of the Proposed Development, relevant to that topic, constitute mitigation that is inherent in the design and have been taken into account as part of the assessment.

5.3.17 Additional Mitigation is defined as a proposed measure that is additional to the assessed Proposed Development in response to environmental impacts identified through the assessment. These aspects may not be capable of representation on the parameter plans as they may involve off-site measures and be delivered by a third party via financial contributions.

5.4 EIA PARAMETERS AND METHODOLOGY

Project Parameters

5.4.1 In order for the significant environmental effects of the project to be identified and assessed, it is necessary to clearly identify all the components of the project.

5.4.2 The ‘Rochdale Envelope’ used for outline planning applications establishes ‘clearly defined parameters’ within which the framework of development is assessed. This allows the details of a project to evolve over a number of years within these parameters.

5.4.3 Maximum parameters are defined in order to determine the potentially significant effects of the project. The parameter plans are submitted to SGC for approval, they are not illustrative. Any planning approval would include a condition on the planning permission to control the form of development within these parameters. The parameters are set out in Chapter 3 of this ES.

Impact Assessment Guidance

5.4.4 Each technical chapter provides full details of the baseline and assessment methodology employed (including any published best practice guidance) to establish the significance of effects in the context of that technical discipline.

5.4.5 Where there is no specific EIA guidance in place for a technical discipline, a generic framework of assessment criteria to enable the prediction of likely effects and their significance is used.

Generic Assessment Framework

Receptor Sensitivity & Impact Magnitude

5.4.6 Significance of environmental effects is determined through considering the sensitivity of a receptor to change and the magnitude of change predicted.

5.4.7 The sensitivity of a particular receptor depends upon the extent to which it is susceptible to changes as a result of the Proposed Development.

5.4.8 Impact magnitude is determined by predicting the scale of any potential change in the baseline conditions. Where possible, magnitude is quantified; however where this is not possible a qualitative assessment is undertaken. The assessment of magnitude is carried out taking account of any inherent design mitigation in the proposal that forms part of the development description.

Table 5.4: Receptor Sensitivity & Impact Magnitude

Receptor		**Impact**	
Sensitivity to Change		**Magnitude of Change**	
Very High	VH	Very High	VH
High	H	High	H
Medium	M	Medium	M
Low	L	Low	L
Very Low	VL	Very Low	VL
Negligible	N	Negligible	N

Effect Significance

5.4.9 As shown in Table 5.5 below, the effect is determined by combining the predicted magnitude of impact with the assigned sensitivity of the receptor. Table 5.6 below sets out the broad definitions. The level at which a *significant* effect arises is provided within the topic method section of each chapter of the ES. Unless stated otherwise, effects of moderate significance or above are considered to be significant in EIA terms.

Table 5.5: Effect Significance

Criteria			Receptor Sensitivity				
			VH	H	M	L	VL
Impact Magnitude	Positive	VH	Substantial	Substantial	Major	Moderate	Moderate
		H	Substantial	Major	Moderate	Moderate	Minor
		M	Major	Moderate	Moderate	Minor	Minor
		L	Moderate	Moderate	Minor	Minor	Minor-Neutral
		VL	Moderate	Minor	Minor	Minor-Neutral	Minor-Neutral
	Neutral		Neutral	Neutral	Neutral	Neutral	Neutral
	Negative	VL	Moderate	Minor	Minor	Minor-Neutral	Minor-Neutral
		L	Moderate	Moderate	Minor	Minor	Minor-Neutral
		M	Major	Moderate	Moderate	Minor	Minor
		H	Substantial	Major	Moderate	Moderate	Minor
		VH	Substantial	Substantial	Major	Moderate	Moderate

Table 5.6: Definition of Significance

Significance	Definition
Substantial	These effects represent key factors in the decision-making process. They are generally, but not exclusively associated with sites and features of national importance and resources/features which are unique and which, if lost, cannot be replaced or relocated.
Major	These effects are likely to be important considerations at a regional or district scale but, if adverse, are potential concerns to the project, depending upon the relative importance attached to the issue during the decision making process.
Moderate	These effects, if adverse, while important at a local scale, are not likely to be key decision making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or on a particular resource.
Minor	These effects may be raised as local issues but are unlikely to be of importance in the decision making process. Nevertheless, they are of relevance in the detailed design of the project.
Negligible	Effects which are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

5.4.10 As required by the 2017 Regulations, the likely significant effects of the Proposed Development are described as:

- Adverse or beneficial
- Direct or indirect
- Temporary or permanent
- Reversible or irreversible
- Cumulative

5.4.11 Each effect will have a source originating from the development, a pathway and a receptor. Effects which occur in this way are regarded as direct effects. Effects on other receptors via subsequent pathways are regarded as indirect effects.

Interaction Effects

5.4.12 Multiple effects from a development may give rise to a potentially significant impact upon a receptor. These have been considered in the ES by way of cross referencing between assessments.

EIA Assumptions & Limitations

5.4.13 The following key assumptions have been made in preparing the ES. Topic specific assumptions and limitations are set out in each ES chapter where required.

- All legislative requirements will be met. Therefore, any standard guidance which is in place to ensure legal compliance is not regarded as additional mitigation and is taken into account when considering whether a significant effect is likely to occur.

- The assessment of effects prior to the adoption of mitigation measures assumes that the project will be constructed in accordance with industry standard techniques. It is not necessary to specify such techniques as additional mitigation.

- Any limitations or uncertainties associated with impact prediction or the sensitivity of receptors due to the absence of data or other factors will give rise to uncertainty in the assessment. Any such limitations are noted in the assessment chapters.

5.5 STRUCTURE OF TECHNICAL CHAPTERS

5.5.1 To ensure a general consistency of presentation and methodology within the ES the following structure and key sub-headings is followed for each Technical Chapter:

- Introduction;

- Assessment criteria and methodology – an assessment of the method(s) used to establish the baseline and sources of baseline data. This includes the legislative context and relevant planning policy;

- Consultation – a summary of consultant undertaken with relevant consultees;
- Baseline environment – analysis of relevant designations, considerations and sources of information to establish the baseline conditions of the application site;
- Inherent design mitigation – a summary of the inherent (or embedded) mitigation that has been incorporated into the design of the development, as relevant to the Technical Chapter;
- Potential environmental impacts – a description of the potential significant effects that could arise from the proposed development during construction and once operational;
- Additional mitigation, compensation and enhancement measures – identification of any additional necessary mitigation measures in order to avoid, reduce or offset the potential for significant adverse impacts;
- Residual environmental effects – an assessment of any significant impacts likely to remain after mitigation measures have been implemented;
- Cumulative effects – identification and assessment of effects triggered by the proposed project, cumulatively with other development projects in the proximity of the site (if relevant to the Technical Chapter); and
- Assessment Summary – including summary table of likely significance of impact, the scale of impact, any necessary mitigation measures and predicted residual effects.

5.6 CONSULTATION

5.6.1 In addition to the scoping of the EIA, a range of consultation and engagement exercises have been undertaken by the Applicants; and the outcome of these exercises has influenced the evolution of the Proposed Development. A summary of the consultation undertaken to date is outlined below, and more information can be found within the Statement of Community Engagement and Design and Access Statement submitted as part of the application documentation.

Pre-Application Discussions

5.6.2 In addition to the EIA Scoping Request, the Applicants submitted a pre-application enquiry in March 2018, and held a preliminary meeting with planning officers from SGC on the 3rd May 2018. No further correspondence was received from SGC in regard to the pre-application submission.

5.6.3 Individual technical disciplines have undertaken pre-application discussions with the relevant technical officers at SGC, and other statutory authorities, and these are discussed within the individual technical chapters, and within the Design and Access Statement.

Community Engagement

5.6.4 The Applicants undertook a number of engagement exercises during May 2018; including a public exhibition and consultation event on the 14th May 2018 within Thornbury, and an associated online exhibition until the 8th June 2018. In addition, a representative from the Applicants attended a Town Council Development Meeting on the 29th May 2018.

5.6.5 A summary of the main points is set out below, and a comprehensive review included within the Statement of Community Engagement:

- Housing Mix: affordable housing, smaller-sized properties and retirement housing should be included within the scheme;
- Impact on Local Infrastructure: concern in regard to the impact on the Proposed Development on infrastructure, and its ability to support the additional population, including education, health and services;
- Highways Impact: concern in regard to the general impact of the Proposed Development on the local highway network, alongside specific concerns raised in regard to congestion on the A38 and a number of junctions around Morton Way;
- Impact on Off-site Flooding; and
- Open Space: suggestions included children's play space, parkland, wildlife corridors, playing fields, allotments, natural greenspace, and a village green

5.6.6 The Applicants response to this feedback is outlined in Chapter 4 of this ES, the Design and Access Statement and Statement of Community Engagement.