

Assessing the effect on the environment

A vital part of any major building scheme and a legal requirement for the planning application is to have a complete understanding on the environmental impacts and opportunities.

We are now finalising an Environmental Impact Assessment (EIA) which will assess the likely significant environmental impacts of the scheme whilst it is being built and also when it is completed and in use. The EIA will consider how the development will impact upon the environment by looking at the following topics:

- Air quality
- Noise and vibration
- Cultural heritage
- Landscape and visual
- Habitats and biodiversity
- Geology, soils and contaminated land
- Road drainage and water environment
- People and communities
- Health impact assessment
- Materials and waste
- Climate change

The EIA will identify opportunities to prevent, reduce and where possible, remove any significant negative environmental impacts. Additionally, we are aspiring for the operational scheme to have an overall increase in biodiversity net gain.

The results of the EIA will be presented within an Environmental Statement and submitted as part of the planning application.



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