

2 CHAPTER 2: EIA METHODOLOGY

2.1 Methodology

This ESA, as discussed, presents new assessment work where design changes are considered to have potentially resulted in a material change to the content of the ES chapters. Where there are no changes to the chapters from the ES, the original conclusions in the ES are unchanged. The assessment methodology used for the new assessments follows the same as was provided in the ES. Refer to Sections 2.2, 2.3, 2.4, and 2.6 Chapter 2, EIA Methodology in Volume 1 of the ES for further details on the EIA Methodology.

2.2 Changes to Baseline and Cumulative Situation

A desk-based review of the baseline conditions has been undertaken. With the exception of additional ecological surveys, additional testing of the PFA and ground water, and the introduction of new ecological receptors for the noise and air quality assessments, no other changes have been identified to the environmental baseline that would be relevant to this ESA.

A review of the cumulative situation was undertaken in October 2023 by reviewing the Bassetlaw and Nottinghamshire planning portals. The majority of changes include new residential and recreational developments. Table 2.1 details cumulative developments described within Table 2.4 in Chapter 2, Volume 1 of the ES which have changed in status since the submission of the ES, and Table 2.2 details new cumulative developments now considered in the ESA in addition to those covered in the ES. Figure 2.1 in Volume 2 of the ESA shows the locations of all the cumulative developments detailed within the ES and the ESA, and it should be noted that all these developments are considered within the cumulative assessment of this ESA except for those scoped out below.

Table 2.1: Updated Cumulative Developments

Development Name and Type	Status	Approximate Distance and Orientation to the Site (km)
22/01698/ FUL – Land adjacent to Bellmoor Farm, Lound Low Road, Sutton Cum Lound, Retford, Nottinghamshire DN22 8SD; erection of 4 holiday lodges and associated infrastructure.	Approved (was awaiting decision in the ES)	0.1 km east

Table 2.2: New Cumulative Developments

Development Name and Type	Status	Approximate Distance and Orientation to the Site (km)
23/00687/COU - Stables at Green Mile Farm, Green Mile Lane, Babworth, Nottinghamshire; change of use from existing stables to eight holiday let chalets.	Awaiting decision	2.1 km southwest
23/00329/FUL - Land next to Lound Low Road, Sutton Cum Lound, Retford, Nottinghamshire; nine residential properties and associated infrastructure	Awaiting decision	0.8 km north
23/00295/NSIP - Gate Burton Energy Park, Broad Lane, Cottam, Nottinghamshire; Nationally Significant Infrastructure Project for Solar and Energy Storage	Awaiting decision	12.1 km east
22/01494/OUT - 61 Cobwell Road, Retford, Nottinghamshire, DN22 7DD; twelve apartments and associated infrastructure / communal areas	Awaiting decision	2.1 km south

23/00999/FUL - Land adjacent Stonelake off Chainbridge Lane, Lound, Nottinghamshire; five new holiday lodges and associated infrastructure	Awaiting decision	1.2 km north
18/00015/FUL – Proposed Industrial Building and Associated Parking; Site at Bellmoor Quarry, Lound Low Road, Sutton Cum Lound, Nottinghamshire	Approved	0.01 km east
21/01666/RES – Reserved Matters Application for the Approval of Appearance, Landscaping, Layout and Scale to Erect 27 Dwellings Following Outline Application 20/00424/VOC	Approved	4.5 km northwest
16/00337/DEM – Prior Notification of Proposed Demolition of a Single Storey Building Constructed in Blockwork Supported by Concrete/Steel Portal Frame and Part Rendered	Decided – Not Require Application	0.09 km east
23/00745/VOC – Variation of Condition 2 on P/A 23/00068/VOC – To Allow for Plot 8 to be Changed to House Type 4	Approved	0.5 km west
23/00531/OUT – Outline Planning Application with Some Matters Reserved (Approval Being Sought for Access) Proposed Conversion of a Non-Designated Heritage Asset to Form a Dwelling and the Erection of 8 No. Additional Dwellings, Associated Parking and the Formation of a New Vehicular Entrance	Refused	0.8 km west
22/01468/FUL – Conversion of Redundant Buildings to Form 1 No. 2 Storey Dwelling and 3 No. Single Storey Dwellings	Approved	0.07 north

Within Table 2.2, those developments which are not considered to have any cumulative impacts with the Amended Proposed Development are shaded grey, and justification is provided here. These developments are scoped out of the cumulative assessment within this ESA. Considering the distance to 23/00295/NSIP from the Site, it is considered that this development would not have any cumulative impacts with the Amended Proposed Development. Similarly, 22/01494/OUT is located within Retford, and given the urban environment between the development’s location and the Site, it is considered that no potential impacts of the Amended Proposed Development would reach this new development and there would be no cumulative impacts with the development. Finally, 16/00337/DEM is an application for demolition, and therefore would be a short-term disturbance that would not have cumulative impacts with the Amended Proposed Development and is therefore not considered further.