



The Town & Country Planning  
(Environmental Impact Assessment) Regulations 2011

Request for Scoping Opinion from West Berkshire Council.

June 2014

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Proposed Development on Land at Sandford Park, Newbury

On behalf of:  
Bloor Homes Ltd  
Sandford Farm Partnership



# REPORT CONTROL

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**Client:** Bloor Homes Limited and Sandlesford Farm Partnership

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# 1. INTRODUCTION

## Background Information

- 1.1 This Scoping Report is submitted by Boyer Planning on behalf of Bloor Homes Limited and Sandlesford Farm Partnership (referred to hereafter as the 'Applicants' ) who intend to submit a planning application for a residential led mixed use development at Sandlesford Park framed by Policy CS3 of the West Berkshire Local Plan.
- 1.2 The land concerned is identified as a strategic site allocation in the West Berkshire Local Plan. The Local Plan was adopted in 2012. Policy CS3 intends for the Sandlesford Park site to be developed to provide new housing, education and community facilities, local retail and areas of open space.
- 1.3 Having regard to The Town and Country Planning (Environmental Impact Assessment) Regulations 2011, a planning application for development of this site will be accompanied by an Environmental Statement, reflecting the likely significant effects on the environment by virtue of the nature, size and location of the proposal (i.e. EIA Development).
- 1.4 Under the Regulations, persons minded to make an EIA application may, by way of a 'Scoping Report', ask the Local Planning Authority for their formal written opinion as to the information to be provided in the Environmental Statement (ES). This Scoping Report is submitted to West Berkshire Council for (the LPA) this purpose.
- 1.5 In accordance with Regulation 13(2)(a), this Scoping Report includes:
  - a plan of the proposed location of the development (Appendix 1);
  - a description of the proposal (section 2);
  - a summary of the potential environmental effects (section 4); and
  - an explanation of the methodologies to be used for each of the environmental studies to be undertaken during the EIA process (section 4).
- 1.6 The Regulations require that the LPA provide its Opinion on the Scope of the EIA within 5 weeks of receipt of this request.

## 2. PLANNING AND ENVIRONMENTAL CONTEXT

### Planning policy context – West Berkshire Core Strategy

2.1 Land at Sandleford Park, on the southern edge of Newbury, is identified in the West Berkshire Core Strategy as a Strategic Site Allocation for up to 2000 dwellings with associated infrastructure. The site will help to meet West Berkshire's housing requirement to 2026 of 10,500 dwellings and will also provide education, community uses and public open space including Country Parkland.

2.2 Core Policy CS3 is reproduced below:

*Within the area identified at Sandleford Park, a sustainable and high quality mixed use development will be delivered in accordance with the following parameters:*

- *Phased delivery of up to 2,000 dwellings, of which at least 40% will be affordable and with an emphasis on family housing. At least half the housing is planned to be delivered by 2026;*
- *Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;*
- *Residential densities on the site to be in an average range of between 30 and 50 dwellings per hectare to reflect the predominant mix of family sized homes;*
- *Generation of on-site renewable energy;*
- *Two vehicular accesses will be provided off Monks Lane with an additional sustainable transport link for pedestrians, cyclists and buses provided from Warren Road onto the Andover Road;*
- *Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan. Any infrastructure needs which are critical to the delivery of the site are set out in Appendix D;*
- *Provision of a new primary school on site and the extension of Park House School;*
- *Provision for retail facilities in the form of a local centre and business employment;*
- *A network of green infrastructure to be provided which will:*
  - *conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;*
  - *mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;*
  - *provide a country park or equivalent area of public open space in the southern part of the site; and respect the landscape significance of the site on the A339 approach road into Newbury.*

- 2.3 West Berkshire Council has also prepared a Supplementary Planning Document (SPD) relating to the Sandleford Park site.
- 2.4 The Applicants' development proposals are being prepared in the context of this Core Strategy policy and the SPD. However, the application site will not cover the whole of the allocated site. The extent of the Sandleford Park allocation and the application site are shown at *Figures 1 and 2* overleaf.
- 2.5 The EIA that is to be prepared will be based on a development proposal which reflects the above policy. This will be shown diagrammatically in a series of parameter plans for the proposed development for which permission is sought and a wider masterplan that considers development across the whole of the allocated site. As such the ES reports on the likely significant environmental effects of both the scheme for which permission is sought and the wider masterplan prepared for the whole of the allocated site.

### **Site description**

- 2.6 The Sandleford Park site comprises around 138 ha of land and is located approximately 1.4 km south of Newbury Town Centre.
- 2.7 This site is bounded to the north by Monks Lane with residential development beyond. Monks Lane connects the A339 Newtown Road in the east (from its junction with the access to Newbury Retail Park) with the A343 Andover Road in the west at Wash Common centre. Newbury College is located adjacent to the eastern corner of the site, with Newbury retail park located beyond (on the opposite side of the A339). Newbury Rugby Club and Park House School with their associated grounds are adjacent to the north-west of the site. Existing residential development in Wash Common bounds the site to the west. The existing household waste recycling centre bounds the site to the east accessed off the A339 with St Gabriel's School bracket (Sandleford Priory) also located to the east, on the opposite side of the A339. The River Enborne marks the site's southern boundary, with agricultural land and dispersed residential development beyond.
- 2.8 This site is mainly in agricultural use and contains several areas of ancient woodland, which are dispersed throughout the site. The site has a fairly complex topography, but generally slopes north south towards the River Enborne. It also contains a Central Valley which runs north-west to south-east through the site. At the fringes of the site are large tracts of mainly flat / gently sloping land, particularly towards the northern and western boundaries.



Figure 1: Sandford Park allocation

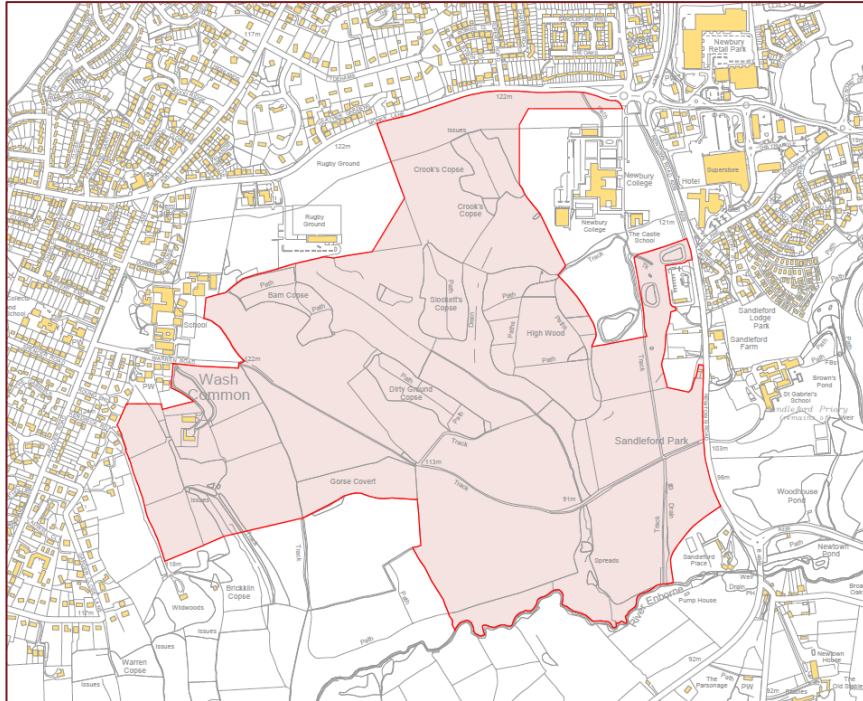
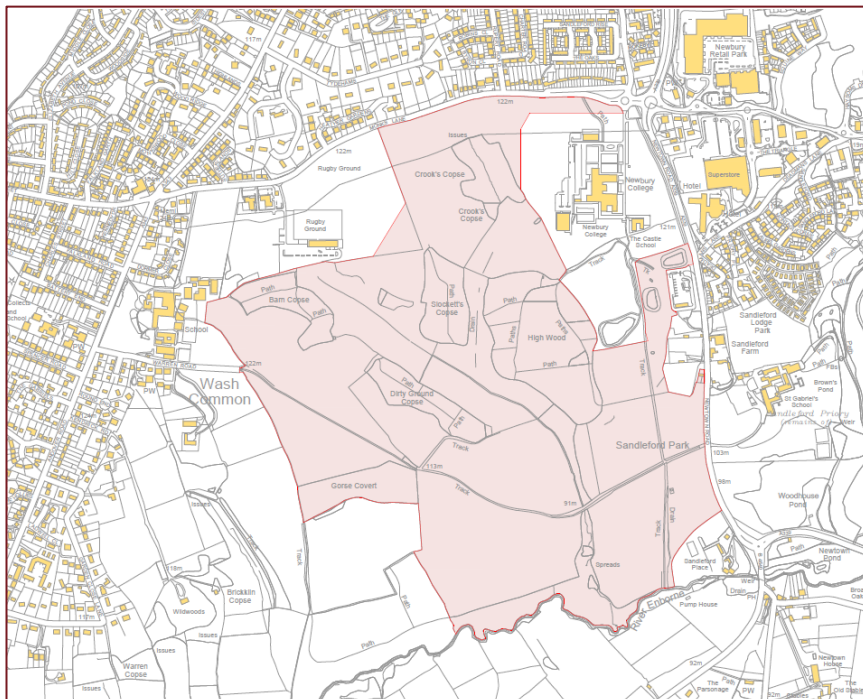


Figure 2: Planning Application Site



- 2.9 There are no major existing access points into the site, although access is possible from Warren Road and from an agricultural access from the A339. An east-west public footpath traverses the site and links with Warren Road / Andover Road to the west and Newtown Road to the east. An existing residential property with associated outbuildings is located towards the west of the site accessed off Warren Road.

### **Environmental Context**

- 2.10 West Berkshire's Supplementary Planning Document presents a wide range of environmental information about the site. This information is based upon various assessments assembled previously to inform the preparation of the Core Strategy. It includes contextual information relating to landscape character and visual context, ecology, access, hydrology and drainage, archaeology and cultural heritage assets arboriculture, infrastructure, education, ground conditions and renewable energy. This information is shown graphically in *Figure 3*.
- 2.11 Notwithstanding the extent of information assembled in relation to the site, a suite of further specific documents will be prepared to explain the environmental characteristics of the application site and the proposed development. The information that is to be produced is explained further in Section 4 and listed in *Appendix 1*.

### **Proposed application - outline application documentation/parameters**

- 2.12 The current intention is to submit an outline planning application, with all matters reserved for subsequent approval save for means of access. The ES will support this outline planning application.
- 2.13 A list of documents that are presently intended to comprise the outline planning application is set out in *Appendix 1*, which includes those that will be Technical Appendices associated with the ES. This list is derived from the SPD.
- 2.14 As this is to be an outline planning application the precise details of the proposed development are not known. As is conventional, such detail will be provided through Reserved Matters applications. However, for the purpose of the EIA process it is necessary to provide sufficient detail to enable an informed judgement to be reached on the likely or reasonable 'worst case' assessment of the environmental effects. Accordingly, the ES will be based upon parameter plans and a quantum of development for which planning permission is sought.
- 2.15 The parameters plans will be the controlling plans and will be the basis upon which the outline planning application is determined. It is expected that the parameter plans will comprise those set out in *Table 1*.

Table 1: Parameter Plans to accompany outline planning application

Parameter Plans	Purpose
Land use and Access	To illustrate spatial distribution of proposed uses across the site and where individual access points will be located
Density Plan	To illustrate the different areas of residential density across the application site
Green Infrastructure Plan	To identify the areas of green infrastructure to be retained and created across this site.

- 2.16 A building heights matrix will also be provided as part of the application material to regulate this aspect of the proposed development.

#### **Possible detailed application for an initial phase of development**

- 2.17 It is possible that a detailed application for an initial phase of development at Monks Lane will also be submitted at the same time. Based on the SPD Framework Plan this initial phase of development would be for residential development and associated open space and the construction of one of the two vehicular accesses onto Monks Lane. Whilst the ES is directed at assessing the potential significant environmental effects of the proposed development as a whole and the wider masterplan, the assessment contained therein will be based upon the identified parameter plans. Accordingly, on the basis that such a detailed application accords with the above parameter plans, the ES will similarly support consideration of such an application for an initial phase of development.

#### **Alternatives**

- 2.18 The EIA Regulations require an ES to include:

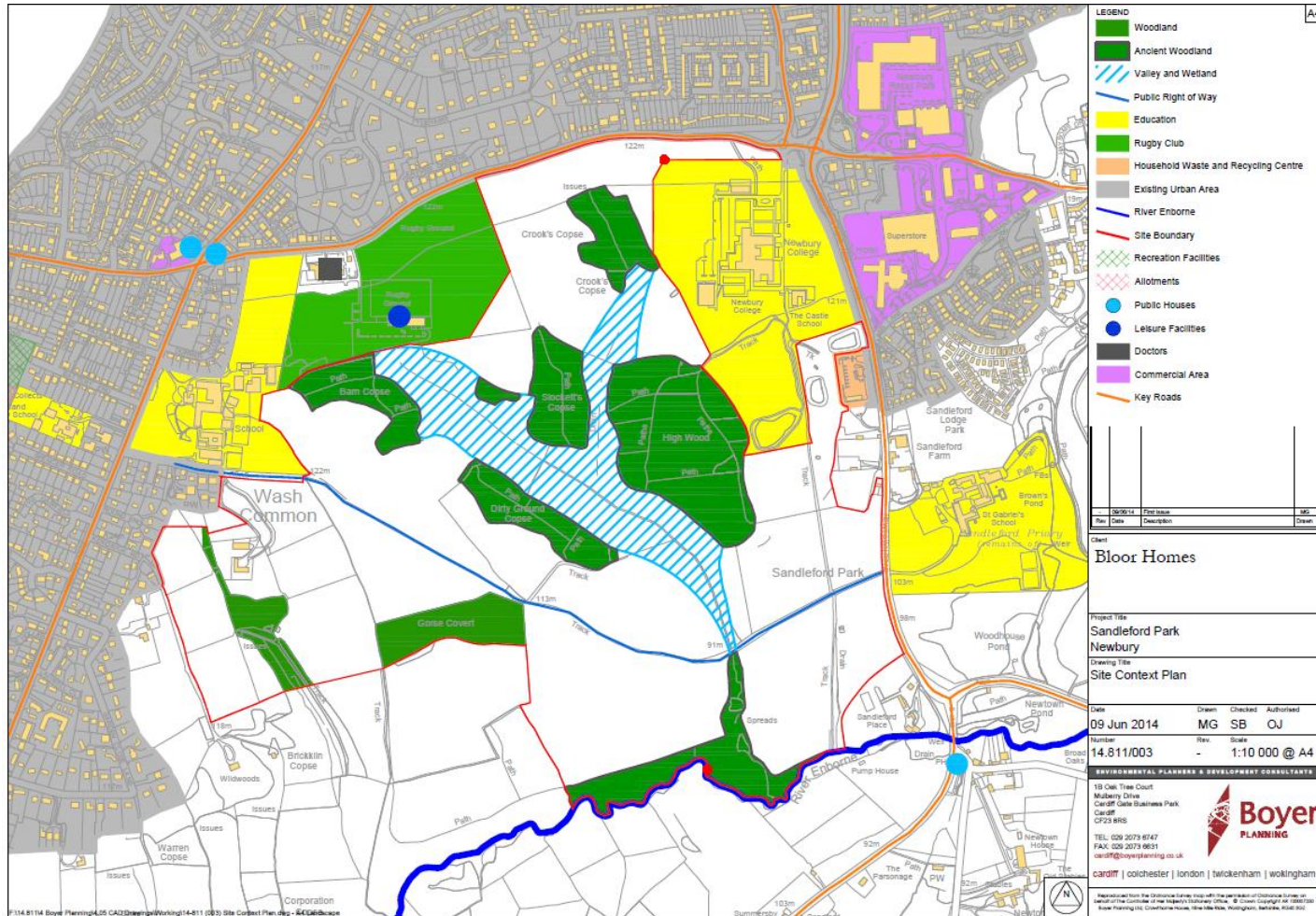
*“An outline of the main alternatives studied by the Applicant and an indication of the main reasons for his choice taking into account the environmental effects.”*

- 2.19 The West Berkshire Core Strategy was prepared and adopted on the basis of the Local Planning Authority and the independently appointed Examination Inspector having considered alternatives to the development of the Sandlesford Park site. Accordingly, it is not intended that the EIA consider alternative locations for this strategic development proposal.
- 2.20 Similarly, as the development of this land has been identified in the Core Strategy the ‘do nothing’ scenario is not considered to be a genuine alternative propositions. A ‘do nothing’ scenario would avoid adverse effects that the ES may predicted, but would also not provide the beneficial effects derived from the proposed development, most notably the new open market and affordable housing, associated infrastructure, which West Berkshire Council intend to be provided at this location. However, in certain instances

the 'do nothing' scenario may be used for comparative reasons to provide a future assessment of the baseline with no development but this is limited to an illustrative purpose only (e.g traffic, noise, air quality).

- 2.21 As regards to the development proposals themselves, again this has been subject to consideration through the initial design exercises associated with the SPD which identifies a series of Framework Plans to guide the preparation of planning applications. On the basis that the parameter plans that are the basis of the planning application accord with these Framework Plans it is not intended that the EIA will consider alternative disposition of land uses.
- 2.22 Alternatively it could be possible to derive different configurations of land uses within the site from those shown on the Framework Plans hitherto. Where such an alternative configuration might arise the Applicant will consider the potential environmental effects of this different arrangement. That said, the main components of the development will continue to be provided thus the nature of the proposed development remains the same.
- 2.23 Having regard to the above, the Applicant is expressly seeking the LPAs opinion of the scope of the any alternative assessment that it believes might otherwise be required and the reasons for this.

Figure 3: Sandford Park environmental context



## 3. ENVIRONMENTAL IMPACT ASSESSMENT

### METHODOLOGY

#### Requirements of the Regulations

- 3.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 require that the Environmental Statement that is to be submitted with a future planning application provides at least:
- a description of the development;
  - an outline of the main alternatives studied by the Applicant and the reasons for the choice made;
  - a description of the aspects of the environment likely to be significantly affected by the development and the inter-relationship between them;
  - a description of the likely significant effects 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 of the information provided; and
  - an indication of any difficulties encountered in compiling the information.
- 3.2 The National Planning Practice Guidance suite provides information about the EIA procedures that augment these Regulations.
- 3.3 The Environmental Statement will be sufficiently comprehensive to ensure that a decision on the project is made in the full knowledge of the environmental implications. Negative and positive effects arising from the construction and operation of the development will be identified. The Environmental Statement will also distinguish between direct and indirect impacts and between temporary and permanent effects and will also identify any cumulative effects on the environment.
- 3.4 The assessment of cumulative effects will considers both the combined effects of each of the individual topics considered in this ES and the interaction of the proposed scheme with other major developments within the study area. This is discussed further in section 5.
- 3.5 Information supplied in the Environmental Statement will be derived from specialist studies undertaken as part of the EIA process and consultation with key organisations. As is accepted best practice, the Environmental Statement will consist of a Volume of

Main Text with specialist studies included as a series of Technical Appendices. A Non-Technical Summary will also be prepared.

### **Environmental topics to be assessed**

3.6 Article 3 of the EIA Directive requires the EIA to:

*“Identify, describe and assess...the direct and indirect effects of a project on: human beings, fauna and flora, soil, water, air, climate and the landscape, the interaction between these factors, material assets and the cultural heritage”.*

3.7 The environmental topics intended to be considered as part of this EIA process are set out in Section 4.

### **Criteria to Assess Environmental Impacts**

3.8 In order to predict the significance of environmental effects in respect of the various topic areas, it is necessary to identify and define the criteria by which such effects will be judged. The methods to be used in the ES are based on:

- criteria derived from the relevant planning policy guidance, regulations, standards or good practice guidelines;
- an assessment of impact that measures / assesses the change resulting from the proposed development, where change or significance of the impact is a product of the value / sensitivity of the feature / receptor and the magnitude of the change affecting the receptor; and
- an assessment of significance of impact which considers the duration (short / medium / long term), and whether the impact is positive or negative.

### **Methodology**

3.9 The approach to be adopted in the assessment of effects in the text of the ES for each of the main topics is summarised below:

- Introduction – A review of potential impacts in the absence of design modifications or preventative measures as considered at the outset of the assessment and a brief overview of any relevant criteria, guidelines, legislation, regulations or policies that will govern the assessment.
- Baseline Situation – A description of the existing condition and quality of the interest on the application site. This description will serve as a comparative measure against which changes arising from the construction and operational periods of the proposed development can be assessed or predicted.
- Impact Assessment – The identification and assessment of the nature, extent, magnitude and significance of the key impacts (including any cumulative, direct or indirect) and environmental effects, which arise as a result of the construction and operational periods of the proposed development. The significance of the impact will

be assessed with regard to the nature of the impact (adverse, beneficial, short or long term, permanent or temporary, irreversible or reversible) and geographical level of importance (international, national, regional, county, district or local).

- Mitigation – A description of those specific measures which primarily address the scope to avoid, reduce or remedy adverse environmental impacts or enhance the beneficial aspects arising from the construction and operational periods of the proposed development.
- Residual Impacts – A description and assessment of the magnitude and significance of any impacts that will remain after the proposed mitigation measures are applied as part of the proposed development. These impacts may be adverse, beneficial or both.
- Statement of significance – A summary statement which describes the impact and whether the impact, incorporating any proposed mitigation measures is of negligible, low, moderate or high significance (this may include variations including low – moderate, moderate – high etc. as necessary and appropriate.)

- 3.10 An assessment of impacts based on the proposed development within the application boundary and also the wider masterplan will be included within topic chapters where this is relevant.

### **Mitigation**

- 3.11 The EIA process is an iterative one and mitigation measures have been suggested alongside the proposed development. The ES will consider three strands of mitigation measures:
- Inherent mitigation - measures that are part of the proposed development;
  - Standard mitigation - measures that are ordinarily required during the construction stage which are standard development practice (i.e. the preparation of a Construction Management Plan; and
  - Actionable mitigation - measures that require actions to be controlled in order to avoid an adverse impact. Such control is ordinarily secured either by planning condition or obligation.
- 3.12 The individual topic chapters will describe and assess these various strands of mitigation. The impact assessment considers the proposed development with inherent and standard mitigation, whilst the impact of residual effects includes actionable mitigation measures.



## 4. THE SCOPE OF THE ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 Set out in this section is the intended scope of the Environmental Impact Assessment provided by reference to individual environmental topics that are to form the topic chapters of the ES.

### **Cultural Heritage**

- 4.2 As the proposed development could potentially have an effect on the settings of heritage assets around the site, this chapter of the ES will consider cultural heritage, namely historic buildings and historic landscape.

#### *Baseline Situation*

- 4.3 There are a range of known cultural heritage assets within and around the site.
- 4.4 The southern part of the application site also forms part of the parkland setting to the Grade II registered park and garden at Sandleford Priory. Sandleford Priory, itself a Grade I listed building, is located to the east of the site on the opposite side of Newtown Road. The former Kitchen Garden which is situated on the western side of Newtown Road abuts the eastern boundary of the application site.
- 4.5 There are a number of other heritage designations in this general locality, including the Registered Battlefield of the first Battle of Newbury, the registered Parks and Gardens at Hamstead Marshall Park, Benham Park and Shaw House, various scheduled ancient monuments and the Cruise Missile Shelter Complex at Greenham Common Airbase, 650m east of the site, which has been scheduled as a 'Cold War' monument.
- 4.6 A large part of the town centre of Newbury is designated as a conservation area including 200 listed buildings, the River Kennet and the Kennet and Avon Canal. The site is 600m south of the southern extent of the conservation area. Other conservation areas in the vicinity include Stroud Green, Shaw House and Church, Shaw Road and Crescent, Donnington Square, Benham Park and Speen.
- 4.7 There are a total of 25 listed buildings located within 1km of the site and certain of these are located adjacent to boundary of the allocated site.
- 4.8 As regards below ground archaeology, the site and the surrounding areas have been subject to a number of archaeological assessments over a number of years, none of which has identified significant archaeological remains. In line with the recommendations

of the Archaeology and Cultural Heritage Assessment referred to in the SPD an archaeological investigation will be undertaken by the Applicant before any development takes place. As such no further investigative work is required prior to the determination of the application and no further assessment of below ground archaeology will be included in the ES.

#### *Assessment Approach*

- 4.9 A Conservation Assessment has previously been undertaken which includes a detailed assessment of the site and the contribution it makes to the designated heritage assets, in particular the Priory and Registered Park and Garden.
- 4.10 This will be expanded to provide a synthesis of known cultural heritage data for the site and the wider area. This will include relevant information from English Heritage and West Berkshire Council, previous heritage investigations of the Site, archive and local history resources, and related databases.
- 4.11 The ES will assess the value of the site and wider area's and cultural heritage assets and will determine the significance of the likely effect of the development proposal on those assets.

#### *Potential Mitigation*

- 4.12 The creation of a country park towards the south of the site will preserve the landscaped setting to Sandlesford Priory and the kitchen garden. This as an example of inherent mitigation forming part of the proposed development. Through the interactive design process, and where it appears that other potential adverse impacts might arise, appropriate and proportionate mitigation measures will similarly be included, where possible within the development proposals to reduce its effect on cultural heritage assets. These will be identified and described in the ES.

#### *Consultees*

- 4.13 It is proposed that English Heritage and West Berkshire Council's Conservation Officer will be consulted.

### **Landscape and Visual Assessment**

- 4.14 The scale of development will change the character of the agricultural landscape of the site and potentially impact upon existing landscape features such as woodlands and hedgerows. The proposed development will also yield changes to the appearance of the landscape and to some views within and across it. This chapter of the ES will therefore assess the potential impacts of the development on landscape and visual resources.

### *Baseline Situation*

- 4.15 The site is not located in an area subject to a national landscape designation. The North Wessex Downs Area of Outstanding Natural Beauty (AONB), designated in 1972, is located around 1.8km south-west of the site at its nearest point. The landscape within the adjacent part of the AONB is classed as lowland lanes, winding through a mosaic of ancient woods, plantations and more open farmland.
- 4.16 The site is located on the southern side of a broad ridgeline separating the valleys of the River Kennet and the River Enborne. Land within the site slopes southwards towards the River Enborne from a level of approximately 120 metres AOD to 80 metres AOD at the river. Within this general pattern there is undulating topography relating to smaller watercourses, tributaries of the River Enborne.
- 4.17 The break in slope in the northern part of the site provides separation between the majority of the site and the adjacent settlement. This separation is emphasised by existing blocks of woodland and copses which divide the site in a number of landscape 'compartments', particularly the north-western half of the site. Each of these areas is a self-contained area with an intimate character and few external influences. Landform associated with three small valleys combines with the woodland to form the boundary features of these 'compartments'. The character of the site is broadly similar to the rural landscape to the south and the AONB beyond.
- 4.18 The northern and western boundaries of the site are formed by existing settlement and land-uses relating to the urban area. There are significant areas of vegetation and mature trees which provide separation from the adjacent uses.
- 4.19 Adjacent farmland forms the boundary to the south of the site. Pasture and cultivated land extends to the east into the parkland associated with Sandlesford Priory on the eastern side of the A339. The eastern boundary of the country park area is formed by the A339. The eastern boundary is poorly defined and has inappropriate boundary treatments. An overgrown hedge along Monk's Lane defines the northern boundary of the site and restricts views into the site.
- 4.20 The southern parcels – identified on the existing framework plans as providing the country park - are more open than the landscape within the proposed development site to the north and west. In contrast to the more enclosed, intimate landscape within the site, there are distant views available from this location towards the well wooded landscape on the southern side of the River Enborne and towards Sandlesford Priory. The parkland relating to the setting of Sandlesford Priory is generally in a poor condition and there appears to be a lack of appropriate and consistent management of this area of land.

### *Assessment Approach*

- 4.21 The Landscape and Visual Assessment will follow the Institute of Environmental Management and Assessment (IEMA)/Landscape Institute Guidelines on Landscape and Visual Assessment, 2013, and guidance from the Countryside Agency and Scottish Natural Heritage, Landscape Character Assessment, Topic Paper 6, 2004.
- 4.22 The work will include an assessment of long-term landscape and visual impacts, which will include planting of 20 years growth (a 20 year period is more accurate for assessing the long-term view than that of the 15 years set out in the guidance).
- 4.23 The assessment will include an analysis of existing landscape character of the surrounding area and for the site. This will use Natural England (formerly the Countryside Agency) and local authority published guidance.
- 4.24 The Landscape and Visual Impact Assessment will consider landscape, visual and character issues as separate, but linked, items.
- 4.25 The spatial scope of the study will be determined by the geographical spread of the computer generated Visual Envelope and of the Zone of Visual Influence, using target points (heights) within the site.
- 4.26 The findings of the assessment will be set out in tabular form, as well as summarised in the text of the Landscape and Visual chapter; and will also be supported by analysis plans.
- 4.27 Proposed viewpoint locations are to be agreed in consultation with WBC. Viewpoints will be from publicly accessible locations only, including from public rights of way. No private viewpoints will be considered.

### *Mitigation Measures*

- 4.28 Although there would inevitably be changes in the landscape character of the site, the approach to the development of the site and the incorporation of green infrastructure will have a fundamental effect on how the development site would be viewed and perceived. Adverse visual impacts could largely be avoided through the sensitive location of built development in the less visually intrusive area of the site towards the north-western part of the site. Development designed to fit within the existing landscape framework of the site could maintain the legibility and identity of the landscape, even though the change proposed may be considerable. The creation of a country park towards the south of the site will maintain open views across the site from the A339 and maintain the setting of Sandleford Priory. The scale of the site, and its landscape context, offers significant opportunity for the mitigation of the scheme's likely landscape and visual effects through

incorporating important features within the green infrastructure strategy, and arranging development and landscaping measures to mitigate visual impacts.

#### *Consultation*

- 4.29 It is proposed that West Berkshire Council's Landscape Officer will be consulted in the first instance.

#### **Biodiversity**

- 4.30 The proposed development could have impacts on notable habitat features and associated biodiversity; wildlife corridors including the hedgerow and stream network; and protected/notable species. This chapter of the ES will consider biodiversity and ecological issues, and in particular predicted impacts on valued ecological receptors within the potential zone of influence of the proposed development.

#### *Baseline Situation*

- 4.31 The site is mainly in agricultural use and contains several ancient woodland areas that are dispersed through the site. These woodlands are locally designated Wildlife Heritage Sites (WHS), these are designated due to the presence of ancient woodland indicator species.
- 4.32 Immediately beyond the site boundary to the south and west is agricultural land and woodland.
- 4.33 The site is not located in a sensitive area, as defined by the EIA Regulations but is situated within 2km of the Greenham and Crookham Commons Site of Special Scientific Interest (SSSI), located to the east of the site. This is designated for its extensive complex habitats of heathland, grassland, gorse scrub, broad leaved woodland and alder-lined gullies.
- 4.34 Other sites with Statutory Designations lie within the vicinity of the site include: River Kennet SSSI; North Wessex Downs Area of Outstanding Natural Beauty (AONB); and Herbert Plantation LNR. There are also several areas of Registered Common Land in the vicinity of Sandlesford Park, including Greenham and Crookham Commons and Newtown Common to the south, although none of these are on the site itself.
- 4.35 In addition to the locally designated WHS within the site, there are a number of Sites of Importance for Nature Conservation (SINCs) within 2km of the site.
- 4.36 Sandlesford Park Valley lies within the site but is not designated as either being of local or national importance but is recognised as holding some ecological interest. The Valley lies between areas of ancient woodland with a variety of habitats. There are areas of acid grassland mainly close to the woodland and richer wetland habitat in pockets which is

close to fen habitat. There are also springs within the site. Most of the rest of the grassland is wet grassland with abundant rushes.

- 4.37 The primary habitats across the site are well connected and linked by linear features, including hedgerows, tracks, grassy banks and streams. The landscape ecology of this site is therefore important and the retention of the network of habitats across the site (in this case primarily for game management purposes) has led to the protection of characteristic plant and animal communities. Initial survey work has identified that these habitat features give rise to the potential presence of badger, bats, dormice, great crested newts, reptiles, otter, water voles, breeding birds, white clawed crayfish and brown hare.

*Assessment Approach*

- 4.38 The potential impacts will be assessed with reference to the Institute of Ecology and Environmental Management's (IEEM's) Ecological Impact Assessment Guidelines.
- 4.39 The scope of this Ecological Impact Assessment has been agreed with West Berkshire Council's Biodiversity Officer.

*Potential Mitigation*

- 4.40 Potential impacts will be identified through an iterative design process and appropriate mitigation strategies will be included initially within the green infrastructure plan and thereafter in detailed design with the aim of reducing any residual impacts to insignificant levels. Where impacts are unavoidable, measures will be sought to compensate for this.

*Consultation*

- 4.41 It is intended that West Berkshire's Council's Biodiversity Officer and Natural England will be consulted.

**Soils and Agricultural Resources**

- 4.42 The proposed development will result in the loss of agricultural land and reduce the operating capacity of farm businesses. This Chapter will cover the predicted impact on soils, land quality and agricultural circumstances, including effects on occupying farm businesses.

*Baseline Situation*

- 4.43 The DEFRA 1988 Agricultural Land Classification (England) Designations interactive map identifies land at Sandleford Park comprising mostly Grade 3b with some areas of Grade 2 – best and most versatile. The land is laid both to pasture and arable.

*Assessment Approach*

- 4.44 Land quality is already known for much of the site. The farming circumstances of the site and surrounding land will be investigated through face-to-face interviews or, if appropriate, telephone interviews with the relevant farmers, and by walk-over survey of the land.
- 4.45 The assessment will cover the impacts on agricultural land quality and the impacts on farm businesses and other local agricultural effects including the application site and any immediately adjacent land which is in an agricultural use.
- 4.46 The assessment will take into consideration the National Planning Policy Framework and any relevant local planning policy. There are three stages in the assessment. The first identifies the importance or sensitivity of the receptor or receiver, the second characterises the nature or magnitude of the impact, and the third determines significance.

*Potential Mitigation*

- 4.47 Often the impacts on agricultural resources and businesses cannot be mitigated but where there is scope for mitigation which correlates with the scheme design this will be identified and the scheme adjusted to accommodate this.

*Consultation*

- 4.48 Natural England and the Government Office for the South East will be consulted about the Agricultural Land Quality of the site.

**Water Resources**

- 4.49 The proposed development may have a range of potential effects during both the construction and operational phases on watercourses, drainage and surface water run-off, on and off site flood risk, increased demand for potable water and waste water treatment. This chapter of the ES will consider the potential effects of the proposed development on the water environment.

*Baseline Situation*

- 4.50 The Environment Agency's (EA) website flood risk map shows the site to lie almost entirely within Flood Zone 1 (low probability – likelihood of flooding less than 1 in 1000 annual probability of river flooding in any year) with a very small part of the site in Flood Zones 2 and 3 adjacent to the northern bank of the River Enborne on the southern boundary of the site.
- 4.51 Surface water run-off from the site currently drains via a network of open drainage ditches to the River Enborne.

- 4.52 There is potable water supply and foul water infrastructure within and in the vicinity of the site.

*Assessment Approach*

- 4.53 A Flood Risk Assessment and Drainage Strategy will be prepared as documents to support the ES.
- 4.54 The former will provide a multi-modal appraisal of potential flood risk mechanism across the site, including fluvial flow, ground water, overland flow, sewer and artificial source types of flooding.
- 4.55 The latter will provide an outline storm drainage proposal based on baseline discharge assessments (IoH124) and consideration of likely storm water conveyance methods and receptors. Preliminary sizes for any infiltration / detention requirements will be providing using WinDES. If necessary ground infiltration assessments, BRE365 tests, will be conducted.
- 4.56 In addition, a review will be undertaken of the capacity of the foul water network and treatment facilities to understand the development requirements. If required, a detailed hydrological modelling may need to be undertaken.
- 4.57 The assessment will consider potential environmental impacts during construction and operation associated with any reinforcement of the potable water supply and drainage infrastructure.

*Mitigation Measures*

- 4.58 This will be informed by a drainage strategy with the intention, where practicable, to attenuate flow and provide treatment and amenity value.
- 4.59 Moreover, appropriate measures will be put in place prior and during construction work in accordance with legislative requirements and good site practice guidance (e.g. the EA's Pollution Prevention Guidelines) to prevent water pollution.
- 4.60 To offset the increased demand for water supply, the scheme will investigate options for water conservation measures to reduce use or to recycle rainwater and infrastructure improvements. The infrastructure requirements for foul water collection and delivery to the wastewater treatment plant will be investigated and addressed as part of the drainage strategy.



*Consultation*

- 4.61 It is intended to consult the Environment Agency and the Lead Local Flood Authority and the SuDS Approving Body.

**Human Beings**

- 4.62 Up to 2000 new homes will be provided as part of the proposed development which will increase the population of the Newbury and will rise to additional demand for community infrastructure. This chapter of the ES will assess the likely significant effects of the proposed development on the existing social and community infrastructure and services in the surrounding area.

*Baseline Situation*

- 4.63 Newbury is the largest town in West Berkshire and serves as the District's administrative centre. It has a population of around 40,000, but is part of a larger urban area connected with Thatcham to the east. It has a range of uses including residential neighbourhoods large-scale employment, town centre and out of town retail.

*Assessment Approach*

- 4.64 The assessment will identify the principal changes to the circumstances of the existing and proposed communities. The following will be considered: population; housing; education; community facilities; health care, recreation; retail; and emergency services.
- 4.65 Impacts on the population in terms of social and community requirements will be assessed at completion of the development only, as such infrastructure will be provided on a phased basis throughout the construction period.
- 4.66 The assessment will be undertaken using a series of assumptions in terms of the likely population growth and the potential effects this would have on current local services. The assessment will also take into account (or make assumptions about) the number and types of services that are proposed as part of the development. These will be drawn principally from local planning policy, other supplementary planning documents and best practice guidance (for example, Fields in Trust standards) and advice provided by organisations consulted.

*Potential Mitigation*

- 4.67 Community infrastructure that will need to be accommodated as part of the development proposal will be provided as part of the masterplan or through indirect provision secured through planning obligations.

*Consultation*

- 4.68 It is intended that the following organisations will be consulted: West Berkshire Council and Newbury Town Council who are responsible for a range of social services (education, recreation etc.), local affordable housing providers, as well as other service providers that may be identified during the assessment.

**Economy**

- 4.69 During both the construction and operational phase of the development there will be effects on the local economy. This chapter of the ES will assess these likely significant economic effects, which will arise from increased employment opportunities.

*Baseline situation*

- 4.70 In its present form the application site, the agricultural activities contribute only modestly to the local economic. In conducting the assessment, a baseline position or reference case will be established against which the implications of the quantum of development shall be assessed.

*Assessment Approach*

- 4.71 The economic impact assessment will be undertaken with regard to the quantum of the development (including type of land use proposed); direct job creation and likely employment opportunities created; direct GVA (Gross Value Added) to take account of the direct impact of job creation on the local economy; leakage, displacement and multiplier effects.

*Mitigation Measures*

- 4.72 If appropriate, mitigation could be proposed in terms of the types of use to be sought, the size and type of operators or employers to be attracted as well as recommendations on phasing, delivery and management.

*Consultation*

- 4.73 It is intended to consult with West Berkshire Council's Economic Development Officers and the Local Economic Partnership during the assessment.

**Transportation**

- 4.74 The proposed development will increase the demand for transportation within the vicinity of the site. These effects are expected to include increased vehicular and machinery traffic during construction; vehicular traffic associated with residences, employment, retail and other uses; increased demand for public transport; and increased demand and usage of pedestrian linkages and cycleways.

- 4.75 This chapter of the ES will therefore consider the potential transport, access and movement issues associated with the proposed development. It will be prepared in the context of a Transport Assessment (TA) that is to be compiled to assess the transportation implications of the proposed development.

*Baseline Information*

- 4.76 At the eastern end of Monks Lane lies a 4 arm roundabout giving access to the A339. The eastern arm provides a link to Newbury Retail Park, including Tesco superstore. To the south the A339 continues to Basingstoke and the M3. To the north the A339 gives access to Newbury Town Centre and joins the A4; both east leading to Thatcham and Reading, and west to Hungerford. The A339 continues north joining the A34 Newbury Bypass leading to the M4 and Oxford.
- 4.77 To the west of the Monks Lane / A339 junction lies a smaller 4 arm roundabout. The southern arm provides access into the Newbury College site. The northern arm links onto Newtown Road which leads directly into Newbury Town Centre.
- 4.78 Bus services 3A, 3B and 3C are within 400 metres of the site running along the A339 Newtown Road approximately every 45 minutes.
- 4.79 Cycle routes include an off carriageway cycleway which runs along the southern side of Monks Lane immediately adjacent to the site. A cycle path runs alongside the eastern side of the Newtown Road giving access to Newbury Town Centre and onwards into north Newbury.
- 4.80 A Public Right of Way runs across the centre of the site from Warren Road at the western boundary of the site to the A339 Newtown Road at the eastern boundary of the site. All of the major roads surrounding the site have footways on at least one side with various crossing points.

*Assessment Approach*

- 4.81 A TA will be required in support of the planning application and the ES will report its findings in terms of likely significant effects, the suitability of the movement strategy and mitigation. The TA will draw upon traffic surveys and future year modelling to determine the likely increase and distribution of traffic. Junction assessments will be undertaken to establish the impact of this increase. Such assessment will be undertaken in accordance with appropriate guidance and best practice as defined in the TA Scoping Report submitted to West Berkshire Council.
- 4.82 The effects of increased population on the existing walking, cycling and public transport infrastructure in the locality will be considered.

- 4.83 The noise, air quality and visual effects of the traffic associated with the proposed development will be assessed in the chapters that concern those respective environmental topics.

*Mitigation Measures*

- 4.84 Public transport, walking and cycling initiatives will be identified as part of the transport strategy to address movement and these will be included within the TA for the planning application. The development proposals will include a complementary package of highway infrastructure improvements and measures.

*Consultation*

- 4.85 It is intended that West Berkshire Council as the local highway authority, and the Highways Agency as the strategic highways authority, as well as public transport operators will be re-consulted.

**Noise**

- 4.86 This chapter of the ES will assess the impact of the proposed development on the noise environment, in particular, the potential impacts of road traffic noise on future occupants. Consideration will also be given to any potential noise generated as a consequence of the development on existing or future sensitive receptors, during construction and operation.

*Baseline Information*

- 4.87 Background noise levels in the vicinity of the proposed development are dominated by road traffic.
- 4.88 There are a number of existing Noise Sensitive Receptors (NSRs) in the vicinity of the development site. These include residential properties, Park House School and Newbury College. The proposed residential dwellings built in the earlier phases of the development, may also become sensitive receptors, during the construction of the latter phases.
- 4.89 Existing baseline noise and vibration levels have been established in order to assess the effects of the proposals including the proposed school.

*Assessment Approach*

- 4.90 A noise survey was undertaken in May 2012 and this is considered to remain valid. This measured baseline conditions using a combination of attended survey and long-term unattended measurement techniques as necessary at representative positions. The noise parameters LAeq,T, LA90,T, LA10,18hr and LAm<sub>ax</sub> have been monitored and the relevant values obtained for the standard measurement periods.

- 4.91 Baseline surveys have been undertaken on the site boundaries adjacent to the nearby roads (e.g Monks Lane, A339, A343), and adjacent to any existing sensitive properties along the proposed access and egress routes to the site, in order to identify existing noise levels.
- 4.92 The noise survey's results will be used to determine the ambient noise climate across the site and at key noise sensitive receptors. A noise assessment, compliant with relevant guidance, will be undertaken to determine the suitability of the proposed site for the residential development, the school development, and the potential noise impacts during the construction and operational phases of the proposed development.
- 4.93 As part of the assessment, a noise model will inform the predicted noise levels across the site and will be used to predict facade noise levels at NSRs. The noise model can also be used to investigate mitigation options for the propagation of road traffic noise were this to be a significant environmental effect. Subject to the results of the noise model, indicative advice on the extent of facade sound insulation measures (e.g. glazing performance, ventilation options) required to achieve the acoustic criteria will be defined.

#### *Potential Mitigation*

- 4.94 The proposals have the potential to give rise to noise during the construction and operational phases.
- 4.95 If there is a significant change in the noise environment, mitigation measures such as adjustments to the masterplan / building arrangement / acoustic treatment and operation hours will be considered. Impacts during the construction period can be controlled under British Standards concerning noise limits and nuisance (BS 5228:2009). Noise limits will be determined for service plant and commercial operations associated with development based on BS 4142:1997, other guidance as appropriate and existing background noise levels.

#### *Consultation*

- 4.96 It is intended that West Berkshire Council's Environmental Health Officer will be consulted.

#### **Air Quality**

- 4.97 Construction works will involve earth works and traffic and machinery use, all of which could impact on local air quality. During the operational phase, increase in traffic could be the main factor affecting air quality. In the event that energy generation is provided from a Combined Heat and Power/biomass plants there would also be stack emissions. This chapter of the ES will describe the potential air quality impacts associated with the proposed development.

### *Baseline Situation*

- 4.98 An area encompassing the roundabout junction of the A339, A343 and Greenham Road in Newbury has been declared as an Air Quality Management Area. This is located to the north of Sandlesford Park.

### *Assessment Approach*

- 4.99 A semi quantitative assessment of the air quality effects such as elevated Particulate Matter (as PM<sub>10</sub>) concentration and dust emissions associated with the construction phase of the development would be undertaken in accordance with the Institute of Air Quality Managements 'Guidance on the Assessment of the Impacts of Construction on Air Quality and the Determination of their Significance' document. Appropriate mitigation would be recommended in accordance with the significance of the effects and best practice guidance for inclusion in the Construction Environmental Management Plan.
- 4.100 A desktop assessment will be undertaken to determine potential air quality issues associated with the operational phase. The assessment will include a review of local air quality policies, assessments and action plans as well as a review of monitoring data on local and national air quality websites. The assessment will enable a broad understanding of the air quality at the site to be developed, particularly with reference to the likelihood of the UK Air Quality Objectives being met at the proposed development location.
- 4.101 Computer based modelling of the existing and predicted changes of traffic emissions within the study area would be undertaken using an approved atmospheric dispersion modelling package (ADMS Roads). The model would provide predicted annual average concentrations of nitrogen dioxide (NO<sub>2</sub>) and Particulate Matter (as PM<sub>10</sub>) at receptors within the study area covering the 'with' and 'without' development scenarios in the earliest likely opening year. Specifically the model would assess air quality within the study area with reference to the UK Air Quality Standards, and would describe the significance of the air quality changes within the development with reference to non-statutory guidance issued by EPUK, National Planning Policy Framework and National Planning Practice Guidance. Appropriate mitigation would be recommended in accordance with the significance of the effects and best practice guidance for inclusion within the submitted design.
- 4.102 A baseline air quality dispersion model would be developed for the study area and it would be verified using the most recently available national or local air quality monitoring data, where available. The verification would be undertaken in general accordance with updated guidance in Annex 3 of LAQM Technical Guidance TG(09). The baseline and assessment year models would include traffic data for the local road network, representative local meteorological data and background pollution data from the national air quality archive. Traffic data used in the model would be obtained from the Traffic Consultant.

4.103 Due to the scale of the development and the various potential pollutant sources, the assessment will use detailed dispersion modelling and be in accordance with the DMRB (HA, 2007) and DEFRA technical guidance LAQM.TG(09) (DEFRA, 2009). The likely effects and significance of the proposed scheme on local air quality will be determined in accordance with standards defined by EPUK (EPUK, 2010). It was agreed with the Council that it is not necessary to undertake additional air quality monitoring at the proposed development site.

4.104 Emissions from a stack emission source will be assessed, in the first instance, in accordance with the screening tools defined by published by EPUK (EPUK, 2009)

*Potential Mitigation*

4.105 Mitigation during the construction phase will be based on best-practice guidance published by BRE, EPUK and Local Authorities. This is likely to include techniques such as wheel washing, covering loads, careful location of stockpiles and active dust suppression with water. If a significant impact is identified during the operational phase, appropriate mitigation will be investigated concerning travel options.

*Consultation*

4.106 It is intended that West Berkshire Council's Environmental Health Officer will be consulted.

**Construction**

4.107 This chapter of the ES will provide the anticipated outline construction programme and intended strategy for implementing the proposed development. A broad timetable for the main phases of the development will be defined including built development, physical / social and green infrastructure requirements, and off site mitigation / reinforcements / upgrades.

4.108 Where known, the anticipated construction activities will be presented and the potential environmental effects during the construction periods will be identified, summarising the assessment of such impacts that are included within the individual environmental topic chapters.

4.109 Details of mitigation measures to be employed during the construction phases will be explained. Various management plans for the construction period will be required to be prepared prior to development and the ES will summarise their likely scope: for example a Construction Environmental Management Plan and Site Waste Management Plan.

## 5. CUMULATIVE EFFECT

- 5.1 The EIA will also consider the cumulative effects of the proposed development. The assessment of cumulative effects will consider both the combined effects of each of the topics considered in the ES and the interaction of the proposed development with other major developments in the study area. These are referred to as Type 1 and Type 2 effects respectively.
- 5.2 Type 1 effects arise from the proposed development itself. Type 2 effects will result from changes as a consequence of proposed or reasonably foreseeable projects within the local area; taken in combination with the proposed development.
- 5.3 The assessment will consider the likely development of the residual land within the allocation as part of consideration of the wider masterplan. However, it will be necessary to agree the major development or infrastructure projects within Newbury and its immediate surroundings. The LPA's opinion of which other development proposals should be taken into account is sought.
- 5.4 The assessment will be undertaken based on information that is publically available at the time of the assessment or made available.



## 6. ENVIRONMENTAL TOPICS NOT TO BE INCLUDED IN THE ES

- 6.1 The applicant does not intend to include the following environmental topics within the ES on the basis that, presently, it is not anticipated that the proposed development will have a 'significant' environmental impact:
- i. Arboriculture
  - ii. Utility infrastructure / services
  - iii. Public Rights of Way
  - iv. Ground Conditions
- 6.2 The reasons for the intention not to include the environmental topic areas are set out in the following paragraphs. The LPA opinion on the fact that these topic areas are not proposed to be included within the ES is sought.

### **Arboriculture**

- 6.3 The site's tree stock is subject to certain statutory designations that afford protection to individual trees and areas of woodland..
- 6.4 There are seven blocks of woodland within the site designated as Ancient and Semi-Natural Woodland including High Wood, Slockett's Copse and a neighbouring small block, Crook's Copse, Barn Copse, Dirty Ground Copse and the woodland in the south of the site along the River Enborne.
- 6.5 Tree Preservation Order (TPO) number 786 covers trees along Newtown Road (A339) adjacent to the site boundary. Land at Brickkiln Copse neighbouring the south-western edge of the site is covered by TPO number 487.
- 6.6 Moreover the scale of the site, and its landscape context offer significant opportunity to protect trees that are worthy of retention.
- 6.7 For these reasons it is considered that there will not be a 'significant' environmental impact in respect of arboricultural issues.
- 6.8 However, a free-standing arboricultural impact appraisal will be prepared and will be submitted as part of the planning application. Its findings will have informed the green infrastructure parameter plan and will, where necessary be referenced in other environmental topic chapter, principally landscape and visual and biodiversity. This will

allow the LPA and other consultees to review the findings and assess the adequacy of the proposal in arboricultural terms.

### **Utility Services / Infrastructure**

- 6.9 Estimates of the likely utility service / infrastructure demand required to serve the development will be prepared and included in a report that will accompany the application. This will identify the ability of service providers to meet the additional load requirement. Where necessary it will outline the necessary reinforcement or upgrade works required to ensure utility services are provided satisfactorily. Such improvements where required will be of necessity in order to ensure that utility services are adequately provided to serve future occupiers. Accordingly, there will be no significant environmental impact on utility services / infrastructure as a result of the proposed development. The initial infrastructure investigations undertaken have not suggested that the necessary reinforcement or upgrade works represent schemes that can be considered major.

### **Rights of Way**

- 6.10 The design approach adopted in the SPD intends that public rights of way (PROW) are maintained within the site. Therefore, there will be no direct impact save for a change in their character. Such changes will be considered with the Landscape and Visual Assessment and the associated ES Chapter.
- 6.11 Whilst the enlarged population will bring the potential for increased usage of off-site networks, the development proposals will include the provision of a country park which will enable greater public access and recreational routes.
- 6.12 Such mitigation will be an intrinsic element of the land use and access parameter plan; creating new links of an appropriate design to enhance the overall on site footpath, bridleway and cycleway network; and provide strong links between on-site open space and recreational areas. Such measures will be developed in consultation with West Berkshire footpath officer. Accordingly, it is considered that there will not be a 'significant' environmental impact in respect of public rights of way.

### **Ground Conditions**

- 6.13 A desk based ground conditions survey site has been already been undertaken. The report concludes that:
- The site is undeveloped and as such the past use of the site is unlikely to have resulted in significant ground contamination
  - The geological plan indicates the presence of an unknown thickness of sand and gravels underlying the site. The geological report for the site indicates that the site is underlain by Barton, Bracklesham and Bagshot Beds of Eocene age. These beds

predominantly comprise alternative beds of sands and clays. These strata are underlain by London Clay and then Chalk

- The site is not in an area impacted by coal mining. However Chalk and Fullers Earth mining is known to have been undertaken in the past in the local area. Although no mining activities have been determined for the site itself, there is a risk that old mine workings may be present beneath the site
- The site overlies both Non-Aquifer, and Minor Aquifer with soils of High (H3) leaching potential. It lies within a Zone II (outer) groundwater Source Protection Zone. No groundwater abstractions were identified.

6.14 The SPD indicates that because of the presence of Barton, Bracklesham, and Bagshot Beds deposits, a future planning application will need to give consideration to the issues surrounding mineral safeguarding and the potential for extracting the underlying sand and gravel deposits. Presently it is intended that such an assessment will form a separate document submitted as part of the planning application and not part of the ES. In the event that this assessment identifies the potential for mineral extraction, the environmental effects of this will be considered in related environmental topic chapters – landscape, ecology, water resources, traffic, noise and air quality.

6.15 An outline Construction and Environmental Management Plan will also be submitted as part of the planning application. This will identify in general terms the measures that will be put in place as part of the construction process to safeguard against environmental pollution. Such measures will be common to major development projects and mitigate the risk of any significant adverse environmental impact. Accordingly it is not intended that ground condition are considered as a specific topic with the ES.

## 7. SUMMARY OF ENVIRONMENTAL TOPICS

7.1 The following provides a summary of the environmental topics which are to be considered through the EIA process and reported in the ES

### **Cultural Heritage**

- Impacts of cultural heritage assets within and adjacent to the site at construction and completion.

### **Landscape and Visual**

- Landscape and visual impacts of the development and infrastructure during the construction and completion.

### **Biodiversity**

- Ecological Impact Assessment for construction and at completion.

### **Agriculture**

- Impact on agricultural land and farming circumstances during construction and operation.

### **Water**

- Flood Risk.
- Land drainage (including use of Suds).
- Water supply.
- Waste water treatment.

### **Human Beings**

- Population and housing implications.
- Impacts on health, education, community infrastructure and emergency services at completion.
- Open space, play provision, recreation at completion.

### **Economic**

- Quantum of employment land / type.
- Direct job creation / likely employment opportunities.
- Direct GVA.
- Local economy impacts.

### **Transport and Accessibility**

- Impact on road network / key junctions.
- Public transport, cycling and walking.
- Sustainable transport strategy.
- Construction traffic management.

### **Noise**

- Baseline noise survey and TAN 11 to determine the suitability for residential and school developments.
- Construction noise impacts.
- Noise impact of traffic changes.
- Operational noise impacts, including noise impact of traffic changes, noise impact of commercial and employment use.

### **Air Quality**

- Construction dust / air quality impacts.
- Air quality impact of traffic changes / development.

### **Construction**

- Identify construction phasing.
- Existing infrastructure constraints.
- Proposed new infrastructure and phasing.
- Management Plans (potentially CEMP, SWMP) outline.

# APPENDIX 1: DOCUMENTS INTENDED TO FORM THE OUTLINE PLANNING APPLICATION

Document	Outline Content
Application Form	
Application Fee	
Covering Letter	
Executive Summary	
Draft S106 Planning Obligations	Heads of Terms
Planning Statement	<ul style="list-style-type: none"> <li>Outline of scheme</li> <li>Description of application site</li> <li>Explanation of proposed development</li> <li>Development quantum / Land use budget</li> <li>Planning Policy Framework: national, local</li> <li>Affordable Housing Statement</li> <li>Phasing</li> <li>Implementation Strategy</li> </ul>
Statement of Community Involvement	<ul style="list-style-type: none"> <li>Summary of LPA Consultations</li> <li>LPA Working Party</li> <li>Statutory and non-statutory consultees</li> <li>Local residents</li> <li>Other stakeholders</li> </ul>
Parameters Plan Pack	<ul style="list-style-type: none"> <li>Red line plan</li> <li>Land use and access</li> <li>Density plan</li> <li>Green Infrastructure</li> </ul>
Supporting Material	<ul style="list-style-type: none"> <li>Constraints Plan</li> <li>Topographical Survey</li> <li>Illustrative masterplan</li> <li>Photomontages</li> <li>Cross Sections</li> <li>Arboricultural assessment</li> <li>Minerals Assessment</li> </ul>

	Strategic waste management plan
Design and Access Statement	<ul style="list-style-type: none"> <li>Site Analysis</li> <li>Context Appraisal</li> <li>Character Areas</li> <li>Illustrative masterplan</li> <li>Urban Design Guidelines</li> <li>Daylight / sunlight assessment</li> <li>Design Coding</li> </ul>
Environmental Statement Non-Technical Summary	<ul style="list-style-type: none"> <li>Cultural heritage</li> <li>Landscape and Visual</li> <li>Ecology</li> <li>Soils and Agriculture</li> <li>Water Resource</li> <li>Socio-economic</li> <li>Transport</li> <li>Noise</li> <li>Air Quality</li> <li>Cumulative Impact Assessment</li> </ul>
Transport Assessment Travel Plan	<ul style="list-style-type: none"> <li>Network impact assessment</li> <li>Public Transport Strategy</li> </ul>
Flood Consequence Assessment / Drainage Strategy	<ul style="list-style-type: none"> <li>Fluvial / Coastal flood risk assessment</li> <li>Surface water drainage proposals</li> <li>Foul Water drainage proposals</li> <li>Water supply</li> </ul>
Sustainability Strategy	<ul style="list-style-type: none"> <li>Energy / Carbon Reduction Strategy</li> <li>Code for Sustainable Homes / BREAAAM</li> </ul>
Utilities Report	Availability of utility infrastructure (gas, electricity, water, telecommunications)







# Boyer

PLANNING

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