

**LAND SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD  
NEWPORT**

**ENVIRONMENTAL STATEMENT**

**VOLUME 2  
CHAPTER 1: INTRODUCTION**



# 1. INTRODUCTION

## FOREWORD

- 1.1.1 This Environmental Statement has been prepared on behalf of the Pobl Group in support of a full planning application submitted to Newport City Council in respect of a proposed residential development and other associated works. The planning application description is as follows:

‘Construction of 206 residential units, internal road network, parking, landscaping and associated works’

- 1.1.2 This Environmental Statement has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulation 2016. It summarises the findings of the Environmental Impact Assessment (EIA) for the construction and operation of the proposed development, which has been deemed as necessary for the extent of the proposed development that is the subject of this full planning application.

### Screening and Scoping Opinion

- 1.2 A scoping opinion was requested from Newport City Council on the 17 January 2017 in accordance with Regulation 13 (1) of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulation 2016. On the 8<sup>th</sup> February 2017 a scoping opinion in relation to the development was received from the Principal Planning Officer at Newport City Council’s Planning Department. A copy of this document together with individual consultation responses attached can be found in Volume 3 Appendix 1.1. As the Scoping Opinion was requested and received prior to the change in regulations on the 16<sup>th</sup> May 2017 the Environmental Statement has been prepared in accordance with the 2016 EIA regulations.

- 1.2.1 A screening opinion had previously been requested and received from Newport City Council on the 26<sup>th</sup> November 2012. At this time Newport City Council provided an opinion that the proposed scheme constituted EIA development since the development area was over 0.5 hectares and is located adjacent to a ‘sensitive area’ as defined by Schedule 2 of the EIA Regulations. The new EIA regulations now include a development threshold area of 1ha or development includes more than 150 dwelling houses. As such the site is over 1ha, includes more than 150 dwelling houses and the location of the proposed development is adjacent to a sensitive site, i.e. the River Usk SSSI and SAC. As such the circumstances of the site remain unchanged and it is therefore still considered to fall within Schedule 2 10(b) of the EIA Regulations as an Urban Development Project.

- 1.2.2 As the circumstances of the site for the proposed development remain unchanged it is considered that the development continues to be EIA development for the following reasons:
- The site is adjacent to the River Usk which is designated as a Site of Special Scientific Interest (SSSI) and as a Special Area of Conservation (SAC). Protected species are known to use the River and its bank as habitat and for transit; and
  - The site is considered to be contaminated and adjacent land which has been developed have confirmed contamination. The contamination poses a risk to the

- River Usk, potentially during the construction phase and to site end users;
- Access to the site is constrained and can only be achieved by routing through densely populated urban areas which are often heavily parked;
- The Usk River Front is an important vista in the area and contains an important public right of way that connects into the wider strategic network of public rights of way;
- Noise from the industrial uses to the south of the site and from the railway line on the eastern boundary of the site are likely to be significant and potentially adverse;
- A large part of the site lies within a defended floodplain (C1) as identified in the Welsh Government's Development Advice Maps;
- There are Air Quality Management Areas located in close proximity to the site.

1.2.3 Therefore it was not considered necessary to request a new screening opinion from Newport City Council. A copy of the original screening and scoping opinion is attached at Volume 3 Appendix 1.2.

## **ENVIRONMENTAL STATEMENT**

1.3 This Environmental Statement reports the Environmental Impact Assessment for the site in accordance with Schedule 4 of the EIA Regulations and with reference to Welsh Office Circular 11/99 Environmental Impact Assessment.

### **The Purpose of the Environmental Impact Assessment**

1.3.1 In broad terms, Environmental Impact Assessment (EIA) is the process of establishing the existing environmental (baseline) conditions and compiling, evaluating and presenting the significant environmental effects of the proposed development. The assessment is designed to assist in producing an environmentally sympathetic development. Recognising the potentially significant adverse environmental effects will lead to the early identification and incorporation of appropriate mitigation measures into the design of the development. These effects are considered during the construction and operation stages of the proposed development. The main steps in the assessment procedure can be summarised as follows:-

- Examination of the environmental character of the area and whether it is likely to be affected by the proposed development through baseline studies and surveys;
- Consider the possible interactions between the proposed development and the existing and future site conditions;
- Predict the possible effects, both beneficial and adverse, of the development on the environment;
- Propose design and operation modifications or other measures to avoid, minimise, mitigate or compensate effects or to enhance positive effects.

1.3.2 This ES sets out the findings of the EIA. It includes:-

- A non-technical summary;
- The results of the assessment for the development considered including the baseline environment, likely significant effects, mitigation measures and residual impacts;
- A summary of the beneficial and adverse effects of the proposed development.

## SCOPE AND CONTENT OF THE EIA

- 1.4 Scoping is the process of identifying the likely significant effects that should be considered in the Environmental Impact Assessment. These issues may arise during construction and eventual operation of a development. As part of the scoping process, assessment methods were identified and consultations were carried out to confirm the approach to be taken.
- 1.4.1 The scope for the EIA was developed following a formal scoping opinion from Newport City Council (Volume 3 Appendix 1.1 refers).
- 1.4.2 The key issues identified by the Local Planning Authority and which are included in the content of this Environmental Statement, are as follows:-
- Contamination
  - Access and Highways
  - Landscape and Visual Impact;
  - Ecology and Nature Conservation;
  - Hydrology and Drainage;
  - Noise;
  - Socio-economic; and
  - Air Quality
- 1.4.3 In addition to the issues identified by the LPA the following issues are also considered important and will be dedicated a chapter of ES:
- Planning Policy Context
  - Cumulative Impact
- 1.4.4 Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 sets out the information to be included in an Environmental Impact Assessment. The Directive and Regulations require that an Environmental Statement should include at least the following:-
- Description of the development, comprising information about the site and the design and size of the project;
  - Outline of the main alternatives considered and an indication of the main reasons for the chosen scheme;
  - A description of the aspects of the environment likely to be significantly affected by the development;
  - 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 required information.
- 1.4.5 The Regulations state that a description of the likely significant effects of the development on the environment must include 'direct, indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative' effects of the proposed development on the environment. This requirement will be incorporated into the

Environmental Statement.

### Appropriate Assessment

- 1.4.6 Under Regulation 48(1) of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended), the competent authority must undertake an Appropriate Assessment where a plan or project is likely to have a significant effect on a European site in Great Britain (either alone or in combination with other plans or projects). The aim of an Appropriate Assessment is to assess the implications for the site in view of the site's conservation objectives.
- 1.4.7 Effort has been made to include sufficient information within this Environmental Statement to enable Newport City Council (the competent authority) to undertake the relevant significance test and, if necessary, an Appropriate Assessment.

### **CUMULATIVE IMPACTS**

- 1.5 The impacts from a single development may not be significant on their own but when combined with the effect of other past, present and future development could collectively become significant.
- 1.5.1 The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016, Schedule 4, Part 1, paragraph 4 states:

A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from:

- (a) the existence of the development;
- (b) the use of natural resources;
- (c) The emission of pollutants, the creation of nuisances and the elimination of waste

and the description by the applicant or appellant of the forecasting methods used to assess the effects on the environment.

- 1.5.2 In order to meet the requirements of the regulations the Environmental Statement has considered and assessed the cumulative impacts of the proposed development with any relevant past, present and future projects within the surrounding area and this detail is contained within Chapter 3: Cumulative Impacts and where relevant individual topic chapters of this Environmental Statement.

### **THE STRUCTURE OF THE ENVIRONMENTAL STATEMENT**

- 1.6 The assessment described in this Environmental Statement (ES) relates to the design of the scheme as it stands in May 2017. The ES is published in three volumes:-
- Volume 1: Non-Technical Summary
  - Volume 2: Written Statement; and
  - Volume 3: Appendices and Figures to Written Statement

- 1.6.1 A summary of the Environmental Statement is provided in Volume 1 – Non-Technical Summary. Using non-technical language, this provides a summary of the proposed development, the main likely environmental effects, the proposed mitigation measures and the predicted residual effects of the proposed development.
- 1.6.2 Volume 2 contains preliminary chapters and technical chapters for all issues addressed in the EIA, with Volume 3 providing the appendices referenced in Volume 2.
- 1.6.3 The following table displays the structure of the ES including all the relevant volumes:-

**Table 1-1: EIA Structure**

**Volume 1**

- **Non-Technical Summary**

**Volume 2**

- **Written Statement**

<b>Chapter No.</b>	<b>Title</b>
Chapter 1	Introduction
Chapter 2	The EIA process
Chapter 3	Cumulative Impacts
Chapter 4	Site Context
Chapter 5	Project Description
Chapter 6	Planning Policy Context
Chapter 7	Landscape and Visual Impact
Chapter 8	Ecology & Nature Conservation
Chapter 9	Ground Conditions
Chapter 10	Flood Risk
Chapter 11	Drainage
Chapter 12	Traffic, Transport and Movement
Chapter 13	Noise and Vibration
Chapter 14	Air Quality
Chapter 15	Socio-Economic
Chapter 16	Summary & Conclusions

**Volume 3**

- **Figures and Appendices to Written Statement**

## **THE CONSULTANT TEAM**

- 1.6.4 The Environmental Impact Assessment will be managed by Asbri Planning Ltd, with the assistance and guidance of the following:-
- WYG – who undertook the Landscape and Visual Impact Assessment;
  - David Clements Ecology – who undertook the necessary biodiversity assessment incorporating statutory nature conservation sites, legally protected species, UK and Local Biodiversity Action Plan habitats and NERC Act Section 42 habitats and species;
  - Asbri Transport – who undertook the transport assessment; and
  - Terra Firma- who undertook assessments relating to ground conditions
  - Waterman Group –who undertook hydrology and drainage, noise and vibration, and air quality.

