

USW Caerleon Environmental Statement

Chapter A: Introduction and Background to EIA

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A1.0 Introduction

A1.1 This Environmental Statement ('ES') has been prepared on behalf of Redrow Homes Limited ('Redrow'). It sets out the findings of an Environmental Impact Assessment ('EIA') of proposals for the following development at the former University of South Wales ('USW') campus at Caerleon:

“Demolition of buildings (with the exception of the Listed Buildings and Felthorpe House). Development of 218 residential dwellings (Use Class C3, including affordable homes), open space (including children’s play area), landscaping, sustainable urban drainage with associated access, infrastructure and engineering works”.

A1.2 A detailed description of the development can be found in Chapter C of this ES and a plan showing the extent of the application site is included at Appendix A1.

A1.3 EIA is a process undertaken in respect of certain types of development prior to the grant of planning permission. It provides a means of drawing together the findings from a systematic analysis of the likely significant environmental effects of a scheme to assist local planning authorities, statutory consultees and other key stakeholders in their understanding of the impacts arising from the development.

A1.4 On the basis that the proposed development represents an urban development project on a site exceeding 5 hectares and the development includes more than 150 dwellinghouses, the proposed development falls within Part 10(b) of Schedule 2 of the Town and Country Planning (EIA) (Wales) Regulations 2017 (as amended) ('the EIA Regulations'). For such developments, EIA is required in situations where development is likely to give rise to significant effects on the environment by virtue of factors such as its nature, size or location.

A1.5 It has been agreed with Newport City Council ('NCC') that the proposed development has the potential for significant effects due to its scale and nature. As such, the applicant has confirmed their intention to submit an ES to accompany the application for full planning and listed building consent.

A1.6 The EIA that has been undertaken considers the likely significant effects arising during the demolition, construction and operational phases of the scheme and the potential cumulative effects that may arise when considered together.

A1.7 Where significant adverse effects on the environment are identified, the assessment process establishes mitigation measures to prevent, reduce and, where possible, off-set the effects. Monitoring measures necessary to monitor significant adverse effects on the environment of the proposed development have also been identified.

A1.8 This Chapter sets out the background to the proposals and the scope of the EIA.

Background to EIA

A1.9 In August 2017 a hybrid planning application (Reference 17/0781) was submitted to NCC by Alder King on behalf of the USW for the following development:

“Hybrid application seeking full permission for partial demolition, refurbishment and conversion of main building to 42no. Flats, conversion of TJ Webby building to 2no. Dwellings, conversion of Ty Hywel building to 2no. Dwellings (1no. Flat and 1no. House), conversion of Felthorpe house to 1no. Dwelling, and expanded use of Kegie building to include B1a (office); and outline permission for demolition of other existing buildings and construction of up to 263 no. Dwellings, 2,400sqm of flexible B1a/D1 non residential institution floorspace (Kegie building phase ii), changing room facility, alterations of accesses off lodge road and college crescent, retention of existing rugby pitch and college road gate piers, and proposed open space, landscaping, engineering and infrastructure works with access to be considered and all other matters reserved.”

- A1.10 The planning application was accompanied by an Environmental Statement that considered Transport, Air Quality, Landscape/Visual, Arboriculture, Ecology, Cultural Heritage and Socio-Economic matters.
- A1.11 The planning application was refused on 3 October 2018 due to highway impacts and impacts upon air quality in the Caerleon AQMA. The decision notice specifically stated that:
- “The proposal will have a significant adverse effect upon interests of acknowledged importance, namely highway safety, the free flow of traffic, residential amenity and human health by reason of an increase in traffic generation, lack of highway capacity at Station Road and New Road/High Street/Caerleon Road with associated increases in congestion, and an adverse impact upon air quality in the Caerleon Air Quality Management Area. The information provided does not mitigate this objection and the proposal is contrary to Policies SP1, SP2, GP2, GP4 and GP7 of the adopted Newport Local Development Plan (2015)”.*
- A1.12 Following the refusal of planning application reference 17/0781 the project has been taken forward by the applicant, Redrow Homes Limited. This EIA has been prepared in response to revised proposals for the site and for which a new planning application is being submitted for the development as described at Paragraph A1.1 (and in greater detail within ES Chapter C).

Relationship of the EIA to the Planning Application

- A1.13 In addition to the ES, the planning application comprises a range of documents, including the following:
- 1 Site Location Plan
 - 2 Detailed Application Drawings
 - 3 Detailed Junction Plans
 - 4 Design and Access Statement
 - 5 Planning Statement
 - 6 Pre-Application Consultation Report (to be prepared following the Pre-Application Consultation)
 - 7 Sustainability Statement
 - 8 Drainage Strategy Report
 - 9 Acoustic Report
 - 10 Geo-Environmental Risk Assessment
 - 11 Outline Fire Safety Strategy
 - 12 M&E Buildings Service Concept Design Report

13 Structural Appraisal of Existing Buildings

A1.14

The appendices to this ES (Volume 2) also contain a range of documents including the following:

- 1 Transport Assessment (Appendix D1)
- 2 Travel Plan (Appendix D2)
- 3 Tree Survey, Categorisation and Constraints Plan (Appendix G1)
- 4 Ecology Baseline Report (Appendix H1)
- 5 Landscape Strategy (Appendix H2)
- 6 Heritage Impact Assessment (Appendix I1)
- 7 Archaeological Evaluation (Appendix I2)

A1.15

The planning application is being submitted for consideration by NCC. Where the ES relies upon documentation elsewhere in the planning application this is stated, and relevant extracts included for ease of reference and completeness.

A2.0

Policy Context

National context

Planning Policy Wales

A2.1

Planning Policy Wales (Edition 10, December 2018) provides the overarching planning policy framework for Wales. Each of the sections within PPW includes policies that of relevance to the proposed development and specifically to the EIA. Those of most relevance are identified below.

A2.2

Chapter 1 provides an overview of the Well-being of Future Generations Act and associated goals, which defines sustainable development in terms of prosperity, resilience, health, equality, cohesiveness, cultural vibrancy and global responsibility (Figure 2). All are interlinked and a plan-led approach is identified as the most effective way to secure sustainable development through the planning system, noting that “*legislation secures a **presumption in favour of sustainable development** in accordance with the development plan unless other material considerations indicate otherwise...*” (Paragraph 1.17).

A2.3

The focus of PPW Chapter 2 is the achievement of well-being through placemaking, with the right development being in the right place. Key principles are set out in Figure 3 and include:

- Making best use of resources, including land.
- Facilitating accessible and healthy environments through achieving access for all and supporting healthy lifestyles.
- Creating and sustaining communities by creating well-designed places and cohesive communities that ensure the appropriate balance of uses and density.
- Maximising environmental protection and limiting environmental impact.

A2.4

It is for planning authorities to make sure that social, economic, environmental and cultural benefits are considered in the decision-making process, although it is noted that there may be occasions when one benefit of a development proposal outweighs others (Paragraph 2.21). Key factors in the assessment process are listed at Paragraph 2.22 of PPW and include social, economic, cultural and environmental considerations.

A2.5

Paragraph 3.3 states that good design is fundamental to creating sustainable places where people want to live, work and socialise. Good design also has a number of objectives under the headings of access, character, community safety, environmental sustainability and movement (Figure 7). The detailed elements of each objective are discussed at Paragraphs 3.5 to 3.13; key points are listed below:

- a Development proposals to address the issues of inclusivity and accessibility for all (Paragraph 3.6).
- b Development should seek to maximise energy efficiency and the efficient use of resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution (Paragraph 3.7).
- c Landscape and green infrastructure considerations are an integral part of the design process (Paragraph 3.8).
- d The aim should be to produce safe environments that do not compromise on design quality (Paragraph 3.11).

- e Good design is about avoiding the creation of car-based developments and contribute to minimising the need to travel and rely on the car. Opportunities for people to make sustainable and healthy travel choices should be maximised (Paragraph 3.12).
- f Maximising accessibility by non-car modes should be integrated within the development layout and beyond the boundary, as appropriate (Paragraph 3.13).

- A2.6 Paragraph 3.51 gives preference to the use of previously developed (brownfield) land wherever possible and *“in settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome”*.
- A2.7 Chapter 4 sets out policy in respect of active and social placemaking and well-being which covers topics including transport, housing and recreational spaces.
- A2.8 Transport (Paragraphs 4.1.1 to 4.1.57) seeks to increase physical activity, improve health and help tackle the causes of climate change and pollution by enabling more sustainable travel choices, network management and demand management (Paragraph 4.1.1). Figure 8 sets out a Sustainable Transport Hierarchy for Planning, which seeks to maximise accessibility by walking, cycling and public transport. Ultra low emissions vehicles are favoured over other private motor vehicles.
- A2.9 Well-designed streets that are orientated towards people are considered to be fundamental to creating sustainable places and increasing walking, cycling and public transport use (Paragraph 4.1.18). Street design and layout must reflect the principles of the sustainable transport hierarchy and should also integrate with green infrastructure such as SuDS, street trees and verges.
- A2.10 Recognising that new development places additional demand on transport infrastructure and networks, active travel measures are also of relevance (Paragraph 4.1.29) and provision for active travel is an *“essential component of development schemes”*.
- A2.11 A Transport Assessment is required for planning applications for developments falling into the categories identified in TAN18 (Paragraph 4.1.57). This includes housing development of over 100 dwellings.
- A2.12 Housing policies are set out within Section 4.2 of PPW and Paragraph 4.2.17 acknowledges the role that maximising the use of suitable previously developed and/or underutilised land for housing can assist regeneration whilst relieving pressure for development on greenfield sites.
- A2.13 Section 4.5 sets out planning policy in respect of ‘Recreational Spaces’, which have a role in promoting health, well-being and amenity whilst also promoting nature conservation and biodiversity (Paragraph 4.5.1). Formal and informal open green spaces should be protected from development (Paragraph 4.5.3) and Paragraph 4.5.4 goes on to state that all playing fields should be protected from development, except where:
- *“Facilities can best be retained and enhanced through the redevelopment of a small part of the site;*
 - *Alternative provision of equivalent community benefit is made locally, avoiding any temporary loss of provision; or*
 - *There is an excess of such provision in the area.”*
- A2.14 Section 6.1 of PPW discusses the Historic Environment and identifies legislation that protects the historic environment in Wales (Paragraph 6.1.4). Paragraph 6.1.10 sets out a general presumption in favour of preserving or enhancing a listed building and its setting, which might extend beyond its curtilage. It goes on to state that *“for any development proposal affecting a*

listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest”.

- A2.15 The aim for listed buildings is to find the best way to protect and enhance their special qualities, retaining them in sustainable use (Paragraph 6.1.11). Whilst reinstatement of the original use should be the first option, it is recognised that not all original uses will be viable or appropriate and there is a “*need for flexibility where new uses have to be considered in order to secure a building’s survival or provide it with a sound economic future*”.
- A2.16 Section 6.2 of PPW focuses on ‘Green Infrastructure’ and Paragraph 6.2.5 states that “*the quality of the built environment should be enhanced by integrating green infrastructure into development... With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, helping to overcome the potential for conflicting objectives, and contributing towards health and well-being outcomes*”.
- A2.17 Section 6.3 sets out ‘Landscape’ policy and asserts that it will be necessary to refuse planning permission where adverse effects on landscape character cannot be avoided (Paragraph 6.3.4).
- A2.18 ‘Biodiversity’ is discussed within Section 6.4 and seeks to help reverse the decline of biodiversity and increase resilience of ecosystems at various scales (Paragraph 6.4.3). Development proposals must consider the need to, among other things:
- “*support the conservation of biodiversity, in particular the conservation of wildlife and habitats;*
 - *Ensure statutorily and non-statutorily designated sites are properly protected and managed;*
 - *Safeguard protected and priority species and existing biodiversity assets from impacts which directly affect their nature conservation interests and compromise the resilience of ecological networks and the components that underpin them, such as water and soil; and*
 - *Secure enhancement of and improvements to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.”*
- A2.19 Water and flood risk policies (Section 6.6) encourage increased water efficiency and demand management, the use of sustainable drainage systems (‘SuDS’) and the protection of the quantity and quality of surface and ground water supplies (Paragraph 6.6.5). SuDS provision must be an integral part of the design of new development (Paragraph 6.6.18). Development should reduce, and must not increase, flood risk arising from river and/or coastal flooding on and off the development site itself (Paragraph 6.6.25).
- A2.20 Section 6.7 considers ‘Air Quality and Soundscape’ and recognises that “*air, noise and light pollution can have negative effects on people, biodiversity and the resilience of ecosystems and should be reduced as far as possible*” (Paragraph 6.7.1). Accordingly, it may be necessary for technical air quality and noise assessment to be undertaken (Paragraph 6.7.7).
- A2.21 Lighting (Section 6.8) is necessary to enhance safety and security and to allow sport and recreation activities to take place, though this should be balanced against the need to protect the natural and historic environment, retain dark skies where appropriate, prevent glare and respect the amenity of neighbouring land uses, and reduce the carbon emissions associated with lighting.

Technical Advice Notes

A2.22

Further detailed guidance is contained within Technical Advice Notes ('TANs'). Those of relevance to the proposed development are listed below.

a TAN2: Planning and Affordable Housing (2006)

TAN2 sets out the framework against which local authorities can determine affordability and set affordable housing targets, based on the housing need identified in the local housing market assessment (Paragraphs 3.1 and 3.2).

When setting site-capacity thresholds and site specific affordable housing targets, local authorities should balance the need for affordable housing against site viability (Paragraph 10.4). Affordable housing can be secured by planning conditions and planning obligations (Paragraph 12.1)

b TAN5: Nature Conservation and Planning (2009)

TAN5 sets out statutory, protection-specific, policies in relation to the protection of biodiversity and geological conservation through the planning system. These include those sites receiving statutory protection under existing legislative provisions (and also sites, habitats and species without such protection) and aim to ensure that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered.

Paragraph 2.1 sets out key principles for positive planning for nature conservation, including:

- the integration of nature conservation into all planning decisions; and,
- looking for development to provide a net benefit for biodiversity conservation, with no significant loss of habitats or populations of species, locally or nationally.

c TAN10: Tree Preservation Orders (1997)

TAN10 states that the principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of a tree or trees without the consent of the local planning authority (Paragraph 5). It is also noted that the effect of planning proposals on protected trees is a material planning consideration (Paragraph 18).

d TAN12: Design (2016)

TAN12 'Design' seeks to promote sustainability through good design and to facilitate planning for sustainable building in the planning system (Paragraph 1.6). Whilst it does not provide an exhaustive text on good design, it does provide guidance on achieving the objectives of good design in relation to access, character, community safety, environmental sustainability and movement (Figure 1).

Appraising the context of the local area to the site provides a useful starting point in the design process (Paragraph 4.3) and subsequent paragraphs discuss matters of:

- i Environmentally sustainable design solutions (Paragraph 4.7);
- ii Character (Paragraph 4.8);
- iii Innovative design (Paragraph 4.9);
- iv Landscape (Paragraph 4.10);
- v Public Realm (Paragraph 4.12);
- vi Movement and ease of access for all (Paragraph 4.13);

- vii Legibility (Paragraph 4.14); and,
- viii Adaptability and diversity (Paragraph 4.15).
- e TAN16: Sport, Recreation and Open Space (2009)

Development Management aspects of sport and recreation matters are discussed within Section 4 of TAN16. It is recognised that design improvements to existing facilities can encourage further use and enhance the quality of the public realm. Noise, floodlighting and management and maintenance issues are also of relevance.

For example, there can be compatibility issues between noise generating recreational and sporting activities and other uses, with special regard given to minimising impacts on the amenity of local residents (Paragraph 4.4). Similarly, floodlighting can also impact on the amenity of nearby residents, although conditions are often imposed that limit the hours the lights may be operated or requiring certain lighting specifications or shielding (Paragraph 4.7).
- f TAN18: Transport (2007)

TAN18 discusses how the integration of land use planning and the development of transport infrastructure has an important role to play in achieving sustainable development (Paragraph 2.3). Key aspects of this include:

 - i Promoting resource and travel efficient settlement patterns;
 - ii Ensuring that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion;
 - iii Managing parking provision;
 - iv Ensuring appropriate provision for pedestrians, cycling, public transport and traffic management and parking/servicing;
 - v Encouraging the location of development near other related uses to encourage multi-purpose trips; and
 - vi Promoting cycling and walking.

Planning applications for developments likely to result in significant trip generation are required to be supported by a Transport Assessment ('TA') (Paragraph 9.2). The benefits of Travel Plans are recognised, though Paragraph 9.13 states that it is preferable that a TA is undertaken, and the travel plan developed as a component of the Transport Implementation Strategy ('TIS'). Paragraph 9.13 goes on to note that *"the weight afforded to it will depend upon the extent to which it (or parts of it) can be secured through a planning condition or obligation, and the extent to which it affects the acceptability of the development proposed."*
- g TAN24: The Historic Environment (2017)

The historic environment includes surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed (Paragraph 1.7). In accordance with PPW, TAN24 establishes a preference to preserve archaeological remains in situ (Paragraph 4.11) although recording and further understanding may be appropriate should the local planning authority decide that the significance of the archaeological remains is not sufficient to justify their physical preservation (Paragraph 4.12).

Local context

A2.23 The Newport Local Development Plan (2011-2026) was adopted in January 2015 and includes the following policies of relevance to the proposed development:

- SP1 – Sustainability
- SP2 – Health
- SP4 – Water Resources
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP10 – House Building Requirement
- SP12 – Community Facilities
- SP13 – Planning Obligations
- SP15 – Integrated Transport
- SP17 – Employment Land
- SP18 – Urban Regeneration
- GP2 – General Amenity
- GP3 – Service Infrastructure
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health
- CE3 – Environmental Spaces and Corridors
- CE6 – Archaeology
- H2 – Housing Standards
- H3 – Housing Mix and Density
- H4 – Affordable Housing
- T4 – Parking
- CF1 – Protection of Playing Fields, Land and Buildings used for Leisure, Sport, Recreation and Play
- CF2 – Outdoor Play Space Requirements
- CF12 – Protection of Existing Community Facilities
- W3- Provision of Waste Management Facilities in Development.

A2.24 These policies are discussed in greater detail within the relevant technical assessment chapters of this ES.

Other Material Considerations

A2.25 Other relevant adopted supplementary planning guidance ('SPG') that has been prepared by NCC includes:

- Planning Obligations SPG (August 2015);
- Affordable Housing SPG (August 2015);

- Archaeology & Archaeologically Sensitive Areas SPG (August 2015);
- Wildlife and Development SPG (August 2015);
- Parking Standards SPG (August 2015);
- New Dwellings SPG (August 2015);
- Trees, Woodland, Hedgerows and Development Sites (January 2017);
- Outdoor Play Space Provision SPG (January 2017); and,
- Air Quality SPG (February 2018).

Summary of Key Policy Issues

A2.26

The range of policy documentation establishes key policy themes to be taken into account in the consideration of the development, namely:

- The principle of development;
- Transport matters – accessibility and the impact on the highway network;
- Impact on Caerleon AQMA;
- Quality of Design and Landscape/Visual impacts;
- Impact on heritage receptors (listed buildings and archaeology);
- Impact on sport/recreation provision;
- Arboricultural impacts (and impacts on TPOs); and,
- Ecological Impacts.

A3.0**Structure of the ES****A3.1**

The findings of the EIA are set out in this ES, which comprises the following three volumes:

- 1 Volume 1 – Main Technical Assessment Chapters;
- 2 Volume 2 – Figures and Appendices to the Technical Assessments; and,
- 3 Non-Technical Summary.

A3.2

The ES contains all the information required in Schedule 4 of the EIA Regulations which is necessary to assess the environmental effects of the development and also accords with the details specified in paragraph 17(3) and 17(4) which define what comprises an ES.

A3.3

The EIA has been prepared with reference to best practice including that prepared by the Institute of Environmental Management and Assessment ('IEMA').

A3.4

The location of information specified in Schedule 4 is identified in Table A4.1 below and the location of information specified in paragraphs 17(3) and 17(4) is set out in Table A4.2:

Table A3.1 Location of information required by Schedule 4 of the EIA Regulations

Requirements of Schedule 4 of the 2017 Regulations Information for inclusion in Environmental Statements		Location of information in the Environmental Statement
Part 1		
1	A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation) and quantities and types of waste produced during the construction and operation phases.	(a)-(c) Chapter C (d) Chapters D-J
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the applicant or appellant, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter C
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific	Chapters D-J

	knowledge.	
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Details of the EIA scoping within Chapter B Technical matters within Chapters D to J
5	A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; (g) the technologies and the substances used. The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC and Directive 2009/147/EC.	Chapters D-J Cumulative impact matters are set out in Chapter K
6	A description of the forecasting methods or evidence used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Chapter B and Chapters D-J
7	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis).	Chapters D-J and L

	That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	
8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU of the European Parliament and of the Council or Council Directive 2009/71/Euratom or relevant assessments carried out pursuant to national legislation may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Chapter B (Paragraphs B3.7-B3.10)
9	A non-technical summary of the information provided under paragraphs 1 to 8.	Volume 3 'Non-Technical Summary'
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Chapters A-K as appropriate

Table A3.2 How the ES Complies with Regulations 17(3) and 17(4) of the EIA Regulations

Requirements of Regulation 17(3), 17(4) and 17(5) of the 2017 EIA Regulations of what comprises an Environmental Statement		How the Central Quay Phase 1 (January 2018) ES complies
(3) An environmental statement is a statement which includes at least:		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter C
(b)	a description of the likely significant effects of the proposed development on the environment;	Chapters D-J
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;	Chapters D-J and Chapter L
(d)	a description of the reasonable alternatives studied by the applicant or appellant, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the significant effects of the development on the environment;	Chapter C
(e)	a non-technical summary of the information referred to in subparagraphs (a) to (d); and	ES Volume 3 'Non-Technical Summary'
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.	See Table A3.1 for relevant cross-references

(4) An environmental statement must:		
(a)	be prepared by persons who in the opinion of the relevant planning authority or the Welsh Ministers, as appropriate, have sufficient expertise to ensure the completeness and quality of the statement;	See Section A4.0 of this ES Chapter. Plus individual ES Chapters D-J
(b)	contain a statement by or on behalf of the applicant or appellant describing the expertise of the person who prepared the environmental statement;	See Section A4.0 of this ES Chapter. Plus individual ES Chapters D-J
(c)	where a scoping opinion or direction has been issued in accordance with regulation 14 or 15, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Not applicable – Chapter B explains the scope of the EIA
(d)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Chapters D-K
(e)	take into account other relevant environmental assessments required under Union legislation or any other provision of domestic legislation, with a view to avoiding duplication of assessment.	Chapters D-K

A4.0

The Team

A4.1

Redrow has assembled an experienced and competent team to undertake the EIA of the proposed development. The team and their roles are identified below:

Table A4.1 The EIA Team

Chapter	Title	Responsibility
A	Introduction and Background	Lichfields
B	Scope, Methodology and Consultation	Lichfields
C	Site and Scheme Description	Lichfields (with input from client and EIA consultant team regarding alternatives)
D	Transport	Vectos
E	Air Quality	WSP
F	Landscape and Visual	EDP
G	Arboriculture	Steve Ambler
H	Ecology	EDP
I	Cultural Heritage	EDP
J	Socio Economic	Lichfields
K	Residual and Cumulative Effects	Lichfields (with input from the EIA consultant team)
L	Mitigation and Monitoring	Lichfields
Non-Technical Summary		Lichfields (with input from the EIA consultant team)

Statement of Competence

A4.2

This ES has been prepared by persons with sufficient expertise and competence to ensure the completeness and quality of the Statement. A summary of the professional credentials and competencies in respect of the coordination of the EIA is set out below, and within Chapters D to J under the heading ‘About the Author’ (specifying the experience and competency of those technical experts involved in carrying out the EIA).

EIA Co-ordination

A4.3

This Environmental Statement has been co-ordinated by Lichfields, which is accredited with an IEMA EIA ‘Quality Mark’. Further details of this accreditation are provided in Figure A4.1 below.

A4.4

The EIA-co-ordination has been led by Liz Evans, Associate Director at Lichfields. Liz is a Practitioner Member of the Institute of Environmental Management and Assessment with over 12 years of EIA experience co-ordinating EIAs for major development proposals. The coordination role included the production of Chapters A, B, C, K and L along with the Non-Technical Summary (‘NTS’).

Figure A4.1 IEMA EIA Quality Mark Statement



EIA Quality Mark

This Environmental Statement, and the Environmental Impact Assessment (EIA) carried out to identify the significant environmental effects of the proposed development, was undertaken in line with the EIA Quality Mark Commitments.

The EIA Quality Mark is a voluntary scheme, operated by IEMA, through which EIA activity is independently reviewed, on an annual basis, to ensure it delivers excellence in the following areas:

- *EIA Management*
- *EIA Team Capabilities*
- *EIA Regulatory Compliance*
- *EIA Context & Influence*
- *EIA Content*
- *EIA Presentation*
- *Improving EIA practice*



To find out more about the EIA Quality Mark please visit: <http://www.iema.net/eia-quality-mark/>

Source: Institute of Environmental Management and Assessment

A5.0 Availability of the Document

A5.1 A paper or electronic (CD-ROM) copy of the full ES can be obtained from:

Lichfields
Helmont House
Churchill Way
Cardiff
CF10 2HE

Tel: +44 (0)29 2043 5880

A5.2 Reasonable copying and printing charges will be applied to the paper copy; a CD-ROM is available free of charge.

A5.3 Once submitted the ES and associated detailed planning application can be viewed at <http://planning.newport.gov.uk/swift/apas/run/wphappcriteria.display> or during the opening hours of Cardiff Council at the following address:

Environment and Regeneration
Newport City Council
Civic Centre
Godfrey Road
Newport
NP20 4UR

Tel: +44 (0)16 3365 6656

A5.4 All comments on the ES (and planning application) should be issued to Newport City Council (NCC).

A6.0

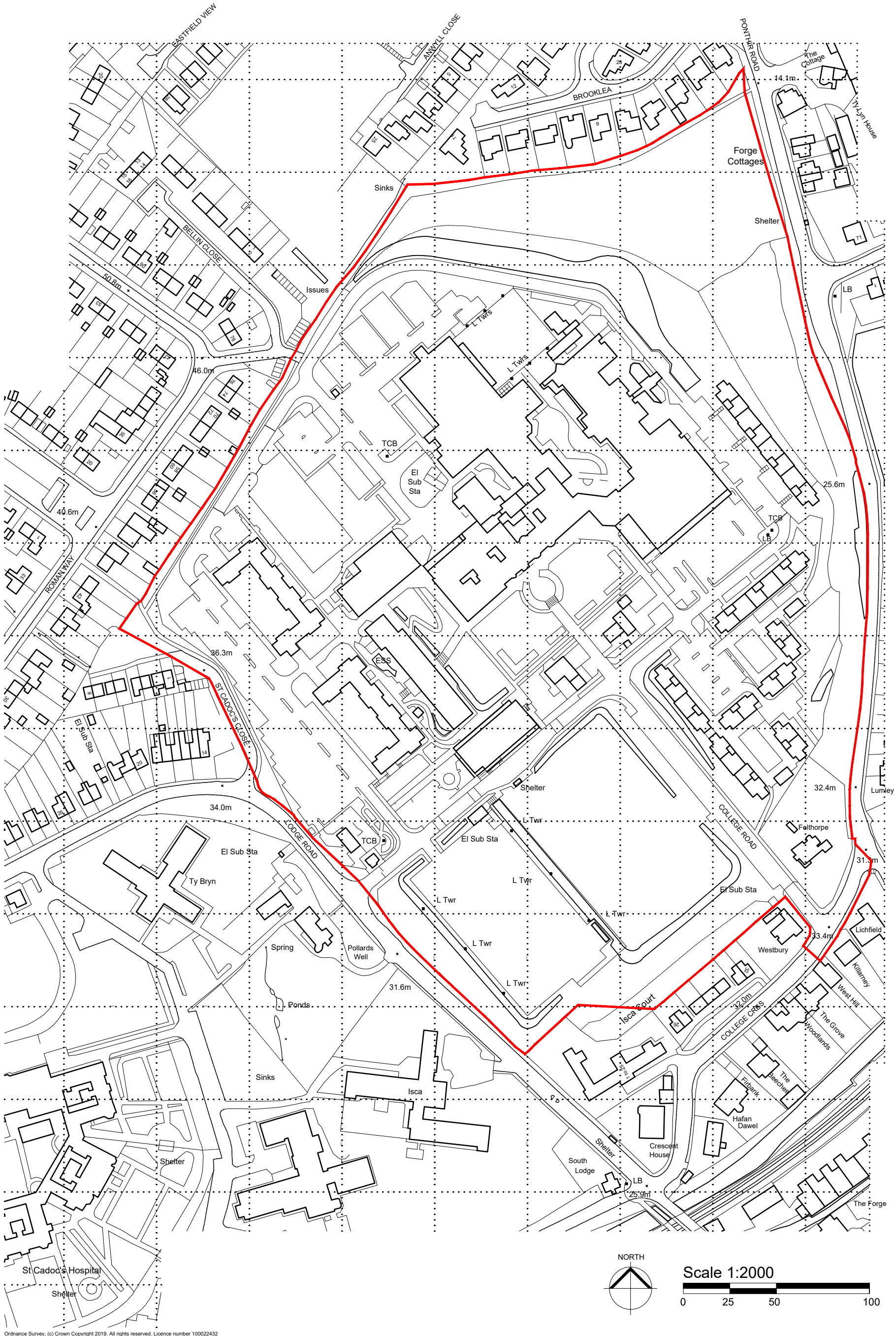
Abbreviations & Definitions

- 1 EIA – Environmental Impact Assessment
- 2 ES – Environmental Statement
- 3 IEMA – Institute of Environmental Management and Assessment
- 4 NCC – Newport City Council
- 5 PPW – Planning Policy Wales
- 6 SPG – Supplementary Planning Guidance
- 7 SuDS – Sustainable Drainage System
- 8 TA – Transport Assessment
- 9 TAN – Technical Advice Note
- 10 TIS – Transport Implementation Strategy
- 11 TPO – Tree Protection Order
- 12 USW – University of South Wales (Caerleon)

A7.0

References

- 1 Welsh Government 2018 Planning Policy Wales Tenth Edition (December 2018)
- 2 Newport City Council Local Development Plan (2011-2026) (January 2015)
- 3 Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (May 2017)
- 4 Welsh Government (2006) Technical Advice Note 2 ‘Planning and Affordable Housing’
- 5 Welsh Government (2009) Technical Advice Note 5 ‘Nature Conservation and Planning’
- 6 Welsh Government (1997) Technical Advice Note 10 ‘Tree Preservation Orders’
- 7 Welsh Government (2016) Technical Advice Note 12 ‘Design’
- 8 Welsh Government (2009) Technical Advice Note 16 ‘Sport, Recreation and Open Space’
- 9 Welsh Government (2007) Technical Advice Note 18 ‘Transport’
- 10 Welsh Government (2017) Technical Advice Note 24 ‘The Historic Environment’
- 11 Newport City Council Supplementary Planning Guidance:
 - i Affordable Housing (August 2015)
 - ii Air Quality (February 2018)
 - iii Archaeology and Archaeologically Sensitive Sites (August 2015)
 - iv New Dwellings (August 2015)
 - v Outdoor Play Space Provision (January 2017)
 - vi Parking Standards (August 2015)
 - vii Planning Obligations (August 2015)
 - viii Trees, Woodland, Hedgerows and Development Sites (January 2017)
 - ix Wildlife and Development (August 2015)



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Caerleon Campus Redevelopment
Title: Site Location Plan

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