

Chapter 1: Introduction

Land off Duke's Park, Woodbridge

ENVIRONMENTAL STATEMENT

November 2015

1.1 INTRODUCTION

Background

1.1.1 This Environmental Statement (ES) has been prepared by a specialist consultancy team on behalf of Gladman Developments Limited (Gladman). It relates to an outline planning application to Suffolk Coastal District Council (SCDC) for a residential development on 12.67ha land creating up to 215 new homes, convenience store and open space at Land off Duke's Park, Woodbridge (as defined on the location plan at Appendix 1.3). The Framework Plan (ref 6106-L-102 at Appendix 1.5) shows the outline of the development and a written description for the Project is provided within Chapter 2 of this ES. The planning application is accompanied by a series of technical reports and drawings which are as follows:

- a) Location Plan
- b) Framework Plan
- c) Design & Access Statement
- d) Planning and Affordable Housing Statement
- e) Built Heritage Assessment
- f) Foul Drainage Assessment
- g) Phase 1 Site Investigation Report
- h) Utilities & Infrastructure Report
- i) Waste Management Strategy
- j) Sustainable Construction Statement
- k) Play & Open Space Strategy
- l) Sequential Assessment
- m) Information for Habitat Regulations Assessment
- n) Transport Assessment
- o) Travel Plan
- p) Ecological Appraisal
- q) Arboricultural Assessment
- r) Flood Risk Assessment (FRA)
- s) Air Quality Assessment
- t) Noise Assessment
- u) Archaeological Assessment
- v) Socio-Economic Impact Report
- w) Statement of Community Involvement

- 1.1.2 The proposed site lies to the south of Woodbridge. Woodbridge is located along the Deben Estuary approximately 12km inland from the coast and approximately 7km north east of Ipswich. The tributary of the River Deben, Martlesham Creek lies to the south of the site where it connects with the River Fynn. Adjacent to the southern boundary of the site is the Woodbridge to Ipswich Railway Line that runs east to west.
- 1.1.3 The northern extent of the development site is defined by the urban edge of Woodbridge. The A12 runs north to south and forms a strong boundary along the western edge of Woodbridge, containing the existing development of Woodbridge. To the west of the development site the A12 bypasses the village of Martlesham to the south west. Adjacent to the north of the development site is Ipswich Road and Top Street. Ipswich Road heads north east into the centre of Woodbridge and west connecting into the A12. Top Street links into Ipswich Road adjacent to the northern boundary of the site and heads south connecting into Martlesham. The Woodbridge Town Football Club is located directly north of Ipswich Road set amongst wider sports fields. Floodlighting and an associated single storey building inform the grounds.
- 1.1.4 The Properties of Duke's Park are located adjacent to the north eastern boundary of the site. Properties are a mix of single and two storey detached properties of low density. The properties are low-lying set within the landscape, set back from the road and located centrally within large gardens. Gardens and boundaries are defined by mature trees, within wide grassed areas.
- 1.1.5 Sandy Lane located to the south of the site defines the boundary of the AONB, Suffolk Coast & Heaths. The Suffolk Coast & Heaths AONB extends to the east and south of the site encompassing the River Deben, the Martlesham Estuary, Sluice Wood, Church of St Mary and Rectory, Lumber Wood and settlements south along the River Deben valley to the east of Martlesham.

1.2 THE REQUIREMENT FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

- 1.2.1 The ES has been prepared to comply with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ("2011 Regulations"). The ES has been prepared in accordance with the requirements of the Regulations and in particular Schedule 4, which sets out the information for inclusion within an ES.
- 1.2.2 In conformity to the EIA Regulations this ES reports on the findings of a systematic assessment of any likely "significant environmental effects" of the proposed development. To this end, and as required by the EIA Regulations, the ES includes the information referred to in Part II of Schedule, as presented below:
 - "(1) A description of the development comprising information on the site, design and size of the development;
 - (2) A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects;
 - (3) The data required to identify and assess the main effects which the development is likely to have on the environment;
 - (4) An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects;

- (5) A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.”

- 1.2.3 In addition the ES includes such information as outlined in Part I of Schedule 4 of the EIA Regulations; that which is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile.
- 1.2.4 Each environmental issue will be considered in the following way:-
- A description of baseline conditions;
 - A description of the Project proposals;
 - A description of the likely significant effects of the Project resulting from:-
 - (a) The existence of the Project;
 - (b) The use of natural resources;
 - (c) The emission of pollutants, the creation of nuisances and the elimination of waste;
 - A description of cumulative effects;
 - Mitigation envisaged to address any significant adverse effects is listed.
- 1.2.5 The ES describes the likely significant effects of the proposed development in accordance with the requirements of the EIA Regulations. The effects resulting from the proposed development have been assessed, and the results of any likely significant effects reported. If particular effects receive no express mention within individual chapters, this is because they have been judged as having no significance.

1.3 SCOPE OF STUDIES

- 1.3.1 A screening opinion was received from the Secretary of State on 28th August 2014. This is included at Appendix 1.1. The screening opinion states that the application falls within Schedule 2 development, and having regard to the nature, size and location of the development represents EIA development and therefore will require an Environmental Impact Assessment.
- 1.3.1 A scoping opinion was received from Suffolk Coastal District Council (SCDC) on the 20th November 2014 and is included at Appendix 1.2. The scope of the ES is based on the topics outlined within the response.
- 1.3.2 Appendix 1.6 illustrates the location of the other sites surrounding Woodbridge that have been considered cumulatively. These include the East Anglia One offshore underground cable route and the proposed residential development at Woodbridge Town Football Club as mentioned in the scoping response. The sites which have been considered in the cumulative assessment are as follows:
- Land north of Woods Lane, Melton (DC/14/0991/OUT);
 - Land to the Rear of Cedar House, Melton (DC/14/0715/OUT);
 - Adastral Park (C/09/0555);
 - Proposals for 95 houses and community building on the current Woodbridge Town FC;
 - Land south of Main Road, Martlesham (C/10/1906);

- East Anglia One offshore Windfarm Cable route (C/13/0806).

1.3.3 The following topic areas are covered within the ES:

- Development Proposals (including phasing, design quality, green infrastructure and sustainability);
- Planning Policy Context;
- Socio-Economics;
- Consideration of Alternatives;
- Landscape and Visual Resources;
- Ecology and Nature Conservation;
- Drainage;
- Traffic and Transport;
- Cultural Heritage;
- Air Quality & Odour;
- Noise & Vibration;
- Cumulative Effects;
- Non-Technical Summary.

1.3.4 The Description of Development chapter provides a comprehensive statement covering the nature of the Project and will collectively address all component parts of the proposal, including sustainability and design quality. It relates directly to the companion Design and Access Statement which support the Outline Planning Application. Consideration is given, within the relevant ES chapters, to the effects of the proposals on green infrastructure.

1.4 CONSULTATIONS AND BASELINE INFORMATION

1.4.1 Baseline studies were conducted and the results used to inform the design process. Details of these studies are given in subsequent ES Chapters, and where appropriate copies of the surveys are included within the appendices accompanying this ES. The Framework Plan (at Appendix 1.5) has evolved in response to the baseline studies and the public consultation exercise.

1.5 PREDICTED EFFECTS

1.5.1 Significant environmental effects are assessed by accepted methods as applicable. In cases such as visual resources, where the effects cannot be scientifically measured, specific criteria and thresholds have been used in accordance with published guidance. The potential effects of the Project are predicted by an assessment of the interaction of the Project with the baseline conditions. In general the likely significant environmental effects of the Project are considered in terms of whether they are:

- Beneficial or adverse;
- Direct;

- Short, medium or long term;
- Temporary or permanent;
- Primary or secondary;
- Cumulative.

1.5.2 Cumulative effects may be broadly defined as the effects of this Project when assessed cumulatively in the context of other future projects. They may result from:

- Temporary or permanent effects;
- The interaction of different effects over time;
- A number of effects at different locations, not necessarily significant individually, but which collectively may constitute a significant effect.

1.5.3 The significance of the predicted effects are assessed for the development of the site from construction phases to completion taking into account the following matters:

- Importance of environmental assets;
- Sensitivity of the environment;
- Extent and magnitude of effect;
- Duration of effect;
- Reversibility of effect;
- International, national, regional and local standards;
- Accordance with planning policy;
- Inter-relationship of effects;
- Project proposals.

1.6 PROJECT DESIGN AND ENVISAGED MEASURES

1.6.1 The proposed development includes measures (both design and operation proposals) to either ameliorate any otherwise adverse environmental effects or to enhance positive effects.

1.6.2 The significance of the predicted environmental effect, taking account of these measures (the residual effect), is set out in the statement of effects. A matrix of the significant environmental effects is presented in the final chapter of the ES.