

**Appendix 1.1:
Screening Opinion -
28th August 2014**



Department for Communities and Local Government

Ms H Ball
Planner
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton Business Park
Congleton
Cheshire
CW12 1LB

Please ask for: Karen Rose
Tel: 0303 44 48069
Email: Karen.rose@communities.gsi.gov.uk
Your ref: 2014-019
Our ref: NPCU/EIA/J3530/74188

Date: 28 August 2014

Dear Ms Bell,

Request for a Screening Direction

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 - Proposal for residential development of up to 250 dwellings and the development of a Convenience Store (Use Class A1) of up to 400sqm (Gross) net retail area 280sqm (including car parking) on land off Duke's Park, Woodbridge.

I refer to your request dated 30 July, made pursuant to regulation 5(7) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (S.I. 2011/1824) ("the 2011 Regulations"), for the Secretary of State's screening direction on the matter of whether or not the development your clients propose is 'EIA development' within the meaning of the 2011 Regulations.

The development for residential development of up to 250 dwellings and the development of a convenience store (Use Class A1) of up to 400sqm (Gross) net retail area 280sqm (including car parking) on land off Duke's Park, Woodbridge, falls within the description at paragraph 10 (b) of Schedule 2 to the 2011 Regulations. Since the proposal exceeds the threshold in column 2 of the table in Schedule 2 to the 2011 Regulations, the Secretary of State considers your client's proposal to be 'Schedule 2 development' within the meaning of the 2011 Regulations.

Furthermore, in the opinion of the Secretary of State having taken into account the selection criteria in Schedule 3 to the 2011 Regulations, the proposal would be likely to have significant effects on the environment, because of its nature, size and location having regard to the following points:

It is noted that the site is located in close proximity to the nationally designated site of Deben Estuary which is a designated SSSI, Ramsar and SPA and as such is a sensitive area that is notified under section 28(1) of the wildlife and Countryside Act 1981. It is also noted that the site will be visible from an area of outstanding natural beauty designated as such by an order by Natural England under section 82(1) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000, due to the proximity of the site Natural England were consulted. The Secretary of State agrees with Natural England and Suffolk Coastal District Council that the development proposed is over and above the core strategy allocations and therefore presents issues around the recreational impact on these designated sites, alone and in combination with other developments.

During the processing of the case the Environment Agency were also consulted to provide advice on the draft Flood Risk Assessment and Surface Water Drainage Strategy submitted with the request. The Environment Agency would wish to see an indicative layout /draft master plan before commenting on the draft FRA report and in the event of development proposal coming forward, the surface water management scheme should address any particular considerations that may arise from the underground cabling for the consented East Anglia One (and future related developments) offshore wind farm that would cross the site. The Environment Agency note that the development proposal is in addition to the projected development growth in the adopted Suffolk Coastal District Council Core Strategy and assessed in the Haven Gateway Water Cycle Study, and may give rise to capacity issues in the medium to long term.

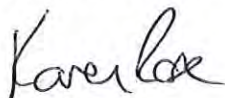
Accordingly, in exercise of the powers conferred on him by regulation 6(4) of the 2011 Regulations the Secretary of State hereby directs that the proposed development described in your request and the documents submitted with it, is 'EIA development' within the meaning of the 2011 Regulations. This letter constitutes the statement required by regulation 4(7).

Any application for planning permission for this development must be accompanied by an Environmental Statement. Under regulation 2(1) of the 2011 Regulations, an Environmental Statement must contain, for the purpose of assessing the likely impact on the environment, the information specified in that regulation. I recommend that you refer to the Regulations before and during the preparation of the Environmental Statement.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter to the Suffolk Coastal District Council

Yours sincerely



Karen Rose
Planning Casework Manager
(With the authority of the Secretary of State)

**Appendix 1.2:
Scoping Opinion -
20th November 2014**

Suffolk Coastal District Council

Melton Hill, Woodbridge, Suffolk IP12 1AU

Tel: (01394) 383789

Fax: (01394) 385100

Minicom: (01394) 444211

DX: Woodbridge 41400

Website: www.suffolkcoastal.gov.uk

24 NOV 2014



Mr Michael Samuels
FPRCR Environment and Design Ltd
Lockington Hall
Lockington
Derby
DE74 2RH

Please ask for: Liz Beighton
Direct Dial: (01394) 444778
E-mail
address: liz.beighton@eastssuffolk.gov.uk
Our Ref:
Your Ref:

20 November 2014

Dear Mr Samuels,

SCOPING OPINION FOR LAND OFF DUKES PARK, MARTLESHAM

I write in response to your request for a Scoping Opinion on the Environmental Impact Assessment (EIA), pursuant to Regulations 13 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. It has been determined by the Secretary of State that an Environmental Statement is required to support any application on this site. I apologise for the delay in coming back to you on this matter. I am in receipt of a number of key consultation responses which has enabled the Local Authority to respond on this matter, and these have been attached to this response for your benefit.

As with all Scoping Opinions and in accordance with the regulations, a copy of this letter will be placed on the EIA Part 1 register, held in the Planning Reception area at our Melton Hill Offices.

The following organisations have been consulted on your proposals, and the comments from those who have responded, have been incorporated in to this following Scoping Opinion; Natural England, Suffolk Wildlife Trust, Environment Agency, Anglian Water, Scottish Power, Suffolk County Council (as Local Education Provider, Local Flooding Team, Highway Authority, S1906 Officer and Public Rights of Way Team), Suffolk Coastal District Council (as Environmental and Port Health, Landscape, Design and Open Space). Consultation has also been undertaken with Martlesham Parish Council, Woodbridge Town Council and the Ward Members for both the wards of Martlesham and Woodbridge.

Further, more detailed consultation will be undertaken with the above bodies and local affected residents upon the receipt of any planning application to be submitted. The comments received in respect of the Scoping Opinion do not prejudice any further comments to be made once the application is received.

Where relevant their comments have been incorporated into this Scoping Opinion, which is based upon the document you submitted and our records of features etc within the vicinity of the site.

Informal Opinion on Proposal

Although irrelevant to the assessment of the Scoping Report, I wish to take this opportunity to reiterate the informal opinion have previously been provided in connection with the development of this site.



INVESTOR IN PEOPLE

Suffolk Coastal...where quality of life counts

In my informal opinion, planning permission is unlikely to be granted for this proposal. It is contrary to Local and National Planning Policy, due to its location outside the defined physical limits in an area of the district where an area for significant residential development has already been designated under Policy SP20. Furthermore, there are significant concerns regarding the visual impact of the development and impact therein on sensitive landscape designations. A formal pre-application consultation response has been sent previously.

Social and Economic Effects

Demographics and general issues

The Environmental Impact Statement will need to go beyond the consideration of capacity of community facilities, to test the interrelationships between provision and wider environmental considerations, including health.

The demographic make up of the new development is likely to have secondary affects on education, health and local services. The County Council have indicated on a number of sites that they would be happy to share information relating to the number of children likely to live in the new development.

Data on the number and likely needs relating to housing needs at a district level is available by a tool provided by the Housing Learning and Improvement Network, known as 'Shop' (see <http://www.housinglin.org.uk/>). This will provide useful indicative information on the demographic make up of the development.

Whilst there is no single methodology for considering impacts on older people, the Government's 'Lifetime Neighbourhoods' report offers a useful guide to the spatial needs of older people.

Housing Mix

The demographics of the future occupants and their socio-economic requirements are likely to be influenced by the mix of housing proposed.

Any proposal would need to include a range of dwelling types, sizes and tenures in accordance with Policy SP3 of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (July 2014), and the inclusion of bungalows and lifetime homes would be welcomed as part of the proposals.

In accordance with Policy DM2 of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (July 2014), at least 1 in 3 dwellings would have to be affordable. The identified need is for 100% affordable rented dwellings.

The level and size of affordable dwellings will need to meet the policy requirements. However the overall mix, size and location of affordable and open market dwellings must be balanced to create a well balanced and sustainable community. Therefore it is likely that less than 60% of affordable units would be required to be 1 bedroomed, and a higher percentage of 2 and 3 bedroomed units would be required. This is also reflective of the lack of small units which currently exist in the Woodbridge Area and relates to both the open market and affordable.

There may be future housing needs surveys undertaken between now and when you are ready to submit any planning application. Therefore you may wish to contact Suffolk Coastal's Housing Team prior to submission (Julie Griffiths can be contacted via Julie.Griffiths@eastsuffolk.gov.uk).

Impacts upon the Health of residents

Health Impacts are commonly part of an Integrated Impact Assessment that combines an Environmental Impact Assessment (EIA) and a Health Impact Assessment (HIA). The National Planning Policy Guidance (NPPG) section "What aspects of the environment need to be considered?" (<http://planningguidance.planningportal.gov.uk/>) restates the list of aspects of the environment which might be significantly affected (human beings, flora, fauna, soil, water, air, climate, landscape and material assets, including architectural and archaeological heritage) including the interaction between them.

Whilst the health benefits from the natural environment fit within this interaction, there is also a clear interaction between transportation, activity (active travel) and human health that should be incorporated in the Environmental Impact Assessment. Health Impacts are also linked to community facilities such as schools, and the phasing of the provision of facilities/services in relation to the occupation of the residential development.

Impacts upon educational, health and other services.

Any additional population will place additional demands on local services, potentially leading to them being stretched beyond their intended capacity. The impacts upon such services should form part of the EIA.

For considering impacts on Suffolk County Council Services, including those for young people, please see the Section 106 Developers Guide to Infrastructure Contributions in Suffolk (http://www.suffolk.gov.uk/business/planning-and-design-advice/planning_-_obligations/ or <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/policy/spg/s106/>). This also includes the County Council's approach to mitigating the impacts of development on the services they provide. The inter- relationship between transport and the provision of services is a particularly important consideration.

The County Council will be able to supply the applicant with up to date baseline data in relation to County Council Services, such as existing capacity at school and early years facilities, and additional demand arising, close to the point in which it is anticipated that an application will be submitted. It is acknowledged that there are existing problems with secondary school provision in the catchment. The responses they provide have a shelf life of six months from the date of their issue so as to be reflective of the constant change in school capacity. It is known to the Local Planning Authority that there is a deficiency in secondary school places in the East of Ipswich, with the two local high schools, Farlingaye and Kesgrave having a significant shortage of capacity. It is understood informally that similar issues also occur at the Primary School age. It is recommended that early discussions are undertaken with the County Council regarding these matters.

Furthermore, the needs and capacity of local healthcare provision will need to be assessed as part of the proposals and potentially additional provision will need to be provided as part of the proposed development. A local GP has raised concern regarding a different site on the capacity issues of the existing GP facilities in Woodbridge.

The District Council is currently in the process of preparing the Community Infrastructure Levy (CIL) document and charging schedule. Depending upon the date of your submission and the progress on this document, the proposal may have to include contributions in accordance with that scheme. Further information on CIL and the progress of this document can be found online via <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/cil/> or by contacting the Planning Policy Team on 01394 444558 or development.policy@suffolkcoastal.gov.uk . It is programmed that the CIL will be in place by April 2015.

Outdoor Sports and Play Space

The provision of outdoor playing and sports provision should be considered within the EIA, in terms of the social-economic impacts.

Any proposal for residential development will need to comply with Policies SP16 and DM32 of the Suffolk Coastal District Local Plan Core Strategy and Development Management Development Plan Document (July 2013) and Supplementary Planning Guidance 15 (outdoor Playing Space). The provision required can be found via <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/policy/spg/playspace/>.

Due to the size of the proposal, it is expected to include on site provision of Outdoor Playing and Sports Space, rather than financial contributions for off-site provision. These areas should be in addition to any areas of green space which have been identified as necessary for mitigation upon any wildlife sites. Open Space should be planned appropriately into the site, useable, have appropriate surveillance and meet the needs of residents. Details of management of open space will be covered in the Section 106.

Energy and Water Supply

A few years ago, in connection with the Adastral Park scheme, there were concerns raised regarding the capacity of the local electricity power supply within the Eastern Ipswich Plan Area. Therefore discussions should be undertaken with the energy and water providers at an early stage to establish if there is adequate provision and/or if additional provision or upgrades to the network need to be provided by the developers as part of the scheme. The Environment Agency consider that the information contained within the Scoping Report is sufficient for their purposes. The capacity of these services and efficiency measures should be assessed within the EIA.

Traffic and Transport

Transport

This proposal will have significant impacts upon the Local Road Network, both during construction and the operational use of the site, individually and cumulatively with other developments. As noted in the National Planning Policy Practice Guidance, there is a need for the EIA process to fulfil the role of assessing cumulative and indirect environmental impacts and the relationship between them in respect of traffic and transport.

To this end, you should be aware that Hopkins Homes are in the process of preparing a planning application for the development of in the region of 100 dwellings on land which is currently occupied by Woodbridge Town Football Club, which you will be aware is in close vicinity to your application site. As this work is very advanced and an application is due early 2015, your transport assessment should take into account this proposal in terms of the cumulative impact of development.

The developer needs to collect baseline data/information on the local highway network, and provide a Transport Assessment. This assessment will need to be undertaken in accordance with the Department for Transport's 2007 'Guidance on Transport Assessment' (<https://www.gov.uk/government/publications/guidance-on-transport-assessment>).

Impacts of the proposal upon transport should be considered as part of the Transport Assessment, but whilst government guidance on Transport Assessment does suggest that reference is made to health objectives, it is important that inter-relationships with health and wellbeing outcomes are clear and considered.

The Transport Assessment should be accompanied by a Travel Plan that considers all modes of transport and a plan for the management of construction traffic. Consideration of cumulative impacts with other developments, including those listed in paragraph 3.13 of the Scoping Report must be included.

If the Transport Assessment identifies the need for any highway improvements, these will need to be included as part of the application, and will need to be funded by the developer.

The Transport Assessment should include public transport. Details on public transport routes and timetables can be found online via <http://www.suffolkonboard.com/>.

Baseline noise level information should be obtained either by monitoring or calculation. The latter will require traffic flow information including the proportion of heavy goods vehicles for pre-scheme and predicted post scheme scenarios will all proposed developments in the area in place.

All road traffic noise monitoring and calculation should be in accordance with the Department of Transport's "Calculation of Road Traffic Noise" methodology. An assessment of cumulative road traffic noise impacts should be carried out using the criteria contained in the "Design manual for Roads Bridges", Volume 11, Section 3, Part 7 "Noise and Vibration". It would be useful to include the traffic flows on which the assessment is based.

An assessment of the impacts upon air quality of increased traffic during construction and once the development is completed, will also need to be submitted. Further details can be found in the Air Quality Section on pages 12 -13 and the Construction Management Section on page 14.

Rights of Way

It is not believed that there are any existing Public Rights of Way transgressing the site at present, but the site, and possible development, will be clearly visible from a number of Public Rights of Way and vantage points, and this visual aspect will need to be clearly considered in your supporting information. Furthermore, it would be of benefit in terms of the sustainability credentials of the site to provide for pedestrian linkages through the site to aid with the movement of people.

Historical and Cultural Impacts

The consultation response from the County Council Archaeological Service is attached to this letter and you will note that they have advised that the proposal affects a large area with high archaeological interest. It is therefore recommended that certain evidence is provided in your EIA (see page 2 of the letter from Suffolk County Council). The Conservation Team at Suffolk County Council have offered their services to discuss this further prior to submission.

Habitats, Wildlife and Landscape

The EIA should accord incorporate all of the recommendations of the attached letter from Natural England.

Specific attention should be given to the potential main impacts from additional recreational disturbance on the nearby Sites of Special Scientific Interest (Deben Estuary) and Special Protection Areas (the estuary and coastal). The EIA should include full reference to any impacts on the features of the Deben Estuary SSSI as well as the features of the SPA. Natural England will be formally consulted on any application once submitted and will provide details on this matter as part of their formal response.

As established through the assessments connected with the Core Strategy, this proposal will also need an Appropriate Assessment and a Strategic Environmental Assessment to assess the impacts upon the SPA's and other designated sites. Consultation should be undertaken with Natural England to establish the scope and requirements of both of these documents in relation to your proposals.

Information on the location and extent of these designations can be found from a variety of publically available sources (including www.natureonthemap.naturalengland.org.uk), which should have been consulted prior to the submission of the Scoping Report. The existence of these designations was highlighted in both the Council's and the Secretary of States Scoping Opinions.

There is a the need for sufficient data to enable the preparation of a project draft Habitats Regulations Assessment (HRA) as required by the Core Strategy HRA, which was approved along side the Core Strategy in Summer 2013 (<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/documents/>) .

Information/data will be particularly required for the combination of effects, which will identify the appropriate level of natural greenspace required for mitigation, both within the site and offsite.

Information on various biodiversity matters is available from a variety of sources including the Suffolk Biodiversity Records (<http://www.suffolkbrc.org.uk/>). These sources should be consulted to provide a desktop search for local, national and internationally designated sites, priority (BAP) species and protected species.

The potential impact upon priority (BAP) species, such as reptiles, breeding birds, and stag beetles as well as priority habitats such as broadleaved woodland and hedgerows should be addressed (both on and off the site). This development will particularly affect farmland specialists such as skylarks and hares, so it is important to demonstrate how any losses can be off set; for example securing agri-environment measures on nearby arable land. The desktop assessment should be prepared in consultation with the Suffolk Biodiversity Records Centre, as there are local records, including additional bat species, which should inform survey requirements.

Protected Species

It is recommended that surveys for reptiles are undertake to inform the assessment of this development in terms of the impacts upon biodiversity. Surveys must also include checks for bat roots in trees on and around the site to deal with all potential bat issues. The use of LED lighting, particularly for street lighting within the development, is encouraged due to the potential for bats.

The scope for further surveys will need to be agreed with the Local Planning Authority, once the desktop study (in the section above) has been completed. The County Council have recommended that nationally agreed guidelines are followed for all surveys, and all survey work is undertaken in the appropriate season by appropriately qualified ecological consultants.

General comments on habitat and wildlife impacts

The assessment of likely ecological impacts needs to include sufficient mitigation measures to minimise impacts as well as identify compensation or offsetting requirements. Biodiversity validation requirements should also be met to ensure that the Local Planning Authority has sufficient and up to date information to enable the lawful determination of the application.

There are obvious opportunities for ecological enhancement of habitats and species associated with this type of development. The EIA should explore options for habitat creation and

enhancement and connections both for wildlife and people to complement the local habitats and species, and be sustainable within the context of the proposed project. Considerations should also be given to the likelihood of species colonising new habitats and any measures needed to ensure their protection.

Landscape

There would potentially be detrimental impacts upon the character of the landscape, the intrusion of the built environment into the wider countryside and detrimental impacts upon local visual amenity for users of the Public Rights of Way.

The Suffolk Landscape Character Assessment 2008 (updated 2011) and is available to be viewed online via <http://www.suffolklandscape.org.uk/default.aspx>.

A Landscape and Visual Impact Assessment (LVIA) should be carried out in accordance with the Landscape Institute's Guidance on Landscape and Visual Impact Assessment 3. Any photomontages should be prepared in accordance with Landscape Institute Note 11/01. All viewpoints and any-photo-montage locations should be agreed with the Local Planning Authority before this work is undertaken.

It is essential that the cumulative landscape and visual effects with the proposal, and any proposed or consented developments are also considered within the LVIA. As referred to previously, the LVIA should take account of the cumulative impact on other development proposals being progressed in the close vicinity, namely that at Woodbridge Town Football Club being progressed by Hopkins Homes. It is important that the LVIA assesses the potential visual impact from the Deben Estuary SPA and to that end suggest that Martlesham Creek form one of the key viewpoints of the site. The Local Authority's Landscape Manager would be happy to agree other viewpoints with you in advance of submission.

The LVIA should text the proposed mitigation strategy and clearly assess its effectiveness identifying residual impacts, in both visual and landscape terms. The proposal should be designed to seek to incorporate locally appropriate features such as tree belts and bring forward proposals to maintain existing belt planting.

Greenspace and Openspace

As explained in the Section relating to Designated Sites in the Locality, there is likely to be a requirement for the provision of natural green space both on and off site, to help mitigate against the impact of additional recreational disturbance in the nearby designated areas. This should be a consideration from the outside, which shapes the proposal in terms of form, scale, density, number of dwellings, layout etc.

Natural Open space is different from land used for Outdoor Play and Sports Provision. Therefore land will need to be allocated separately for these.

Other Matters

Sustainable Construction

The proposal would result in the loss of a greenfield site and therefore the developer should aim to minimise the use of resources and the production of waste and in doing so ensure the development incorporates principles of sustainable construction and design.

Policy DM24 (Sustainable Construction) of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document, states that as of 2013,

residential developments should meet Code Level 4 of the Code for Sustainable Homes, and as of 2016, they should meet Code Level 5.

This policy also requires proposals to demonstrate an active consideration of the Suffolk Coastal Renewable and Low Carbon Technical Study and in particular the Energy Opportunities Plan.

As explained in the attached letter from the Environment Agency, an overall sustainability pre-assessment statement under the appropriate Code/BREEAM standard should be submitted with the application. It is recommended that the measures relating to reducing waste and improving efficiency that area set out in the Environment Agency letter, are incorporated into the design of any proposal.

Flooding/Surface Water

Any Planning Application for a site greater than 1hectare has to be accompanied by an appropriate site specific Flood Risk Assessment (FRA). The FRA will need to assess the flood risks to the development site, and to demonstrate how the proposals and any future occupants will be kept safe from flooding, now, and over the lifetime of the development and not increase flood risk elsewhere as a result of any additional impermeable surfaces. Within the FRA, allowances for Climate Change should be considered within the design of the surface water drainage system. The allowances should be applied as detailed under Planning Practice Guidance 2, for the lifetime of the proposed development, including any allowances for climate change.

The FRA will need to comply with the requirements of the National Planning Policy Framework and associated Planning Practice Guidance, as explained in further detail in the attached letter from the Environment Agency.

This proposal will have an effect on the surface water hydrology, both within the site and the surround area, including the adjacent built area. This site should discharge no more than the greenfield rate of run-off by utilising the existing geology and topographical properties to ensure a balanced water management system is effective and sustainable.

The development of this site should look to incorporate sustainable drainage systems (SUDS) to manage surface water in accordance with paragraph 103 of the NPPF. The proposal will need to be accessed for using a drainage system that is designed in accordance with the CIRIA Guide C697. There may be scope to incorporate grey water recycling.

The County Council will be able to provide information on existing surface water flood mapping in the surrounding area. Having assessed the information you submitted, the County Council's SUBD team has no comments to make, but is keen to review the FRA when submitted.

Foul water disposal

Local upgrades to the sewer network may be required and pumping stations etc. Such upgrades should be discussed with Anglian Water and would need to be put in place before any dwelling could be occupied. Details of foul water disposal, capacity and necessary upgrades will need to be submitted with the application.

Noise and vibration

Any application should be accompanied by a Noise Survey and assessments of the noise from adjacent railway line and traffic on the A12. Whilst a full acoustic assessment may not be necessary justification should be given if this is not to be the case.

Air Quality

A Local Air Quality Management Assessment will need to be undertaken To this end, I refer you to the comments provided by the Head of Environmental Services and Port Health which gives commentary on the information you will be required to assess. Denise Lavender of our Environmental Protection Team, has stated she is happy to discuss the above requirements with the applicants or their consultants. She can be contacted via denise.lavender@suffolkcoastal.gov.uk or 01394 444350.

Land Contamination

Any proposal for residential development on this site will need to be accompanied by a Phase 1 Land Contamination Assessment, which shall include a report of a site walkover survey, a desk top study of historic land use information in and around the site, and an initial risk assessment.

The outcome of the Phase 1 Assessment may require that a Phase 2 intrusive investigation and report needs to be undertaken and submitted. The assessment(s) should be submitted upfront with any future application.

Geology and Minerals

Although not an EIA matter, the County Council, as the Local Minerals Authority have requested that you are reminded of the requirements of Policy MP5 of the Suffolk Minerals Core Strategy, because this site is within a Minerals Consultation Area. Available online via <http://www.suffolk.gov.uk/environment-and-transport/planning-and-buildings/minerals-and-waste-development-framework/minerals-core-strategy-dpd/> . I draw your attention to the comments they raise in page 3 of their appended letter.

Waste

Waste will be generated during construction and occupation of the site. National statistics of construction and municipal waste(s) by volume are available. Assessment of the scheme will be undertaken in line with the DMRB Interim Guidance Note 153/11 – Guidance on the Environmental Assessment of Mineral Resources.

A Waste Strategy Report should be provided in the Environmental Statement, including a review of options to how the waste management hierarchy could be delivered on-site and waste minimisation achieved through on site reuse/reduction.

Waste will also be generated by the development once operational/occupied. The proposal should be designed to incorporate refuse/recycling storage and presentation areas for all residential properties. It is recommended early discussion is undertaken with the Suffolk Coastal Waste Services Team regarding the requirements for accessibility by their refuse/recycling vehicles (tel: 01394 444000 or email scs@ncsgrp.co.uk).

Construction Phase

There is significant potential for construction noise and vibration to affect the existing residential properties. A Construction Management and Phasing Plan (or similar titled) document will also be required setting out how the particular affects of noise, vibration and dust shall be controlled during the construction phases, with the view to protecting the existing residents in the area.

East Anglian Off-shore Wind

I refer you to previous discussion and the letter from Suffolk County Council on page 8. You will need to address the relationship between the proposed development and the cable route across the site connected with the EAOW1 project. The plans and commentary will need to clearly show the route and assess the inter-relationship between both proposed land uses.

Submission Documents

The above comments are given without prejudice to the determination of any formal planning application. Any planning application for the proposed development on this site should include the following as a minimum:

- **Normal drawings/plans** e.g. Site location plan, Layout Plan, Elevations, Streetscenes, Topographical survey and a plan showing proposed ground level changes (to aid in understanding ground level changes both by the Local Planning Authority and as part of the Landscape Assessment)
- **Planning Application Fee**
- **Environmental Impact Assessment** covering all the issues and meeting all the requirements set out above.
- **An Appropriate Assessment** – relating to the impacts upon designated sites. You will need to discuss the requirements for this document with Natural England.
- **A Strategic Environmental Assessment** – relating to the impacts upon designated sites. You will need to discuss the requirements for this document with Natural England.
- **A Planning Statement.**
- **A Design and Access Statement** (required for all Major Applications)
- **A Public Consultation Statement** setting out the public consultation process and how the comments received have been considered and shaped the proposals submitted.
- **A statement explaining the housing mix**, expected demographics of the proposed development, the expected impacts upon services and how the S106/CIL requirements are proposed to be met.
- **A statement and plan(s) explaining the different areas of play, sports and other open areas** to be provided on site as part of meeting the policy requirements and any mitigation measures identified through the EIA.
- **Details of Sustainable Construction** including information on the supply of water and energy (may need to be a summary in the EIA with separate documentation). This should include an Energy Statement assessing the proposal against the Code for Sustainable Homes (as required under Policy DM24 and paragraphs 93-98 of the NPPF)
- **A Traffic Assessment** of the cumulative affects of the proposal and other permitted developments within the Eastern Ipswich Plan Area and details of any works required as a result of its findings (this is also likely to feed into the EIA).
- **A Heritage Statement** assessing the impacts upon heritage assts in accordance with the recommendations in the English Heritage Letter,
- **The Archaeological Desk Top Study**

- **The results and methodology of Archaeological investigation works** (works to be agreed with SCC Archaeology).
- **Ecological Assessments, Surveys of Protected Species and the assessments/surveys of the County Wildlife site**, which includes the western part of the land included in the red line (undertaken at the appropriate time of year/season for the species). These should inform the EIA.
- **A Landscape and Visual Impact Assessment**. This should inform the EIA.
- **Arboricultural Assessment** of any trees affected by the proposals.
- **Land Contamination Investigation Reports** and associated details of any mitigation/works required.
- **A Minerals Statement** - An explanation as to how the minerals on site have been considered and how/why they will be used/not used (see letter from Suffolk County Council)
- **A Flood Risk Assessment** (required due to size of site)
- **Details of a SUDs drainage system** (linked to the FRA)
- **Details of foul drainage** and any upgrades requires/to be undertaken to the existing foul water drainage system.
- **Details of any Electricity supply works** including any new substations etc.
- **An Overall Sustainability Pre-Assessment** - under the Code for Sustainable Homes/BREEAM standard.
- **Air Quality Assessments** of increased traffic during construction and once the development is completed, and the impacts this would have upon residents and the designated sites (will form part of EIA, but additional documentation is also likely to be required).
- **Noise Surveys and Assessments of:**
 - o The impact of noise and disturbance from Foxhall Stadium upon any future residents of the proposed development.
 - o The impact of traffic noise upon existing and future residents.

and

 - o Assessments of Noise, vibration and dust during construction.

And

- **Construction Management Plan**

Many of the above documents will need to be completed prior to the EIA statement, because they will need to inform and effect its assessment of the various issues. I also re-affirm previous comments in that the EIA should take note of the cumulative impact of not just this development but other developments in the vicinity which are being progressed and are at an advanced stage in their formulation.

Please note the above list is not extensive, and additional documentation may be required as a result of the findings of the various assessments and surveys.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Liz Beighton', with a stylized, cursive script.

Liz Beighton BA (Hons) MTP MRTI
Development Management Team Leader

Liz Beighton

From: Adine Schrankel
Sent: 03 November 2014 09:54
To: Liz Beighton
Subject: FW: Environmental Statement -Request for Scoping Opinion Land off Dukes Park Woodbridge

From: Sue Bull [<mailto:sbull@anglianwater.co.uk>]
Sent: 30 October 2014 15:31
To: Adine Schrankel
Subject: Environmental Statement -Request for Scoping Opinion Land off Dukes Park Woodbridge

Environmental Statement -Request for Scoping Opinion Land off Dukes Park Woodbridge

Thank you for the opportunity to comment on this document.

HYDROLOGY, WATERCOURSES AND FLOOD RISK

It is noted in the report (3.22) that '*A response from the Environment Agency has been received and will provide guidance on foul water disposal.*' It is recommended that the applicant seeks advice from the sewerage undertaker, Anglian Water on this key issue.

Anglian Water offers a pre planning service which includes a capacity check to determine the impact of a proposed development. We would also work with the applicant during this process to develop foul a drainage solution which will not cause a detriment to our existing or future customers or the environment. Details of this service can be found at <http://www.anglianwater.co.uk/developers/pre-planning-service-.aspx>.

I have no further comments to make,

regards

Sue Bull
Planning Liaison Manager
Planning & Equivalence
Asset Management

Thorpewood House
Peterborough

PE3 6WT

Tel: 01733 414690
Mob: 07885 135312

Click [here](#) to report this email as spam.

Liz Beighton

From: D.C.Admin
Sent: 30 October 2014 15:50
To: Adine Schrankel; Liz Beighton
Subject: FW: Plan to accompany - ES Request for Scoping Opinion - Land off Duke's Park, Woodbridge -

FYI

Amanda Carter

Service Support Officer
Development Control
Suffolk Coastal and Waveney District Councils
Tel: 01394 444430

Email: amanda.carter@eastsuffolk.gov.uk

Suffolk Coastal and Waveney District Councils are working as a partnership and all emails received from us will use the @eastsuffolk.gov.uk email address

www.suffolkcoastal.gov.uk | www.twitter.com/suffolkcoastal
www.waveney.gov.uk | www.twitter.com/waveneydc

From: James Meyer [<mailto:JamesM@suffolkwildlifetrust.org>]
Sent: 29 October 2014 17:56
To: D.C.Admin
Subject: RE: Plan to accompany - ES Request for Scoping Opinion - Land off Duke's Park, Woodbridge -

Dear Mrs Beighton,

Thank you for consulting us on the above EIA Scoping request. We have read the sections of the Scoping Report (FPCR, 2014) relating to ecology and can confirm that we are broadly satisfied with the extent of the assessment proposed. In addition to the assessments detailed we would recommend that consideration is given to the potential impact of recreational disturbance on nearby statutory designated sites (such as the Deben Estuary Site of Special Scientific Interest (SSSI)).

If you require any further information please do not hesitate to contact us.

Kind regards

James Meyer
Conservation Planner

From: Adine Schrankel [<mailto:Adine.Schrankel@eastsuffolk.gov.uk>]
Sent: 09 October 2014 12:45
To: Info Suffolkwildlifetrust
Subject: FW: Plan to accompany - ES Request for Scoping Opinion - Land off Duke's Park, Woodbridge -
Importance: High

Please find attached the plan to accompany the Scoping Opinion for Land off Duke's Park, Woodbridge which was emailed to you on 7th October 2014. Scoping document attached again for your information

From: Adine Schrankel

Sent: 07 October 2014 15:38

To: 'info@suffolkwildlifetrust.org.uk'; 'consultations@naturalengland.org.uk'; 'planningliaison@anglianwater.co.uk'; 'PROWplanning@suffolk.gov.uk'; 'floods@suffolk.gov.uk'; 'consents.epn@ukpowernetworks.co.uk'; 'Plantprotection@uk.ngrid.com'; 'Nick.Collinson@suffolk.gov.uk'; 'robin.whittle@btinternet.com'; 'chris@woodbridge-suffolk.gov.uk'; 'clerk@martleshamcouncil.org.uk'; Jennifer Lockington; Nicholas Newton; Robert Scrimgeour; Peter Ross; Geoff Holdcroft; Edward Binns; Diana Ball; Josh Sayles; Chris Blundell; John Kelso; 'enquiries@environment-agency.gov.uk'; 'Neil McManus'; 'iain.maxwell@suffolk.gov.uk'; 'stephen.courdry@suufolk.gov.uk.'

Cc: Liz Beighton; Terri Caylor; Amanda Carter; George Bolan; Liz Riley; Thomas Oxborough; Kay Willisson

Subject: 6106 - Land off Duke's Park, Woodbridge - ES Request for Scoping Opinion

Importance: High

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999

SCOPING OPINION - LAND OFF DUKES PARK, MARTLESHAM

I write to notify you that Gladman Developments Ltd has formally approached Suffolk Coastal District Council to record their development intentions on land off Dukes Park, Martlesham (referred in their documentation as being Woodbridge). In summary, their proposal is to create up to 215 new homes together with children's play space and Green Infrastructure connectivity.

In accordance with the above Regulations it has been determined that any subsequent planning application(s) will need to be accompanied by an Environmental Impact Assessment (EIA) so as to enable the Local Planning Authority to gauge the environmental impact of the proposals. I have now received a scoping request seeking the Local Planning Authority's formal opinion on the information that has to be supplied in the Environmental Statement.

To that end, I hereby attach a copy of the draft documentation prepared by Gladman Development Ltd, and would welcome your comments on such, insofar as it relates to matters upon which you are able to comment, within 21 days from the date of this notification. If I have not heard from you then I shall assume that you have no comments to make and that you are satisfied with the scope of the Environmental Statement (ES).

I trust this is to your satisfaction but please do not hesitate to contact Liz Beighton (01394 444778) if you have any queries or would like to discuss this further.

Liz Beighton

From: Jason Skilton <Jason.Skilton@suffolk.gov.uk>
Sent: 21 October 2014 09:15
To: Liz Beighton
Subject: RE: 6106 - Land off Duke's Park, Woodbridge - ES Request for Scoping Opinion

Hi Liz,

No comments as yet, will be interesting to see what the FRA says.

J

From: floods
Sent: 08 October 2014 08:05
To: Jason Skilton
Subject: FW: 6106 - Land off Duke's Park, Woodbridge - ES Request for Scoping Opinion
Importance: High

Jason

One for you.

Jeff

From: Adine Schrankel [<mailto:Adine.Schrankel@eastssuffolk.gov.uk>]
Sent: 07 October 2014 15:38
To: 'info@suffolkwildlifetrust.orggov.uk'; 'consultations@naturalengland.org.uk'; 'planningliaison@anglianwater.co.uk'; PROW Planning; floods; 'consents.epn@ukpowernetworks.co.uk'; 'Plantprotection@uk.ngrid.com'; Nick Collinson; 'robin.whittle@btinternet.com'; 'chris@woodbridge-suffolk.gov.uk'; Martlesham Parish Council; Jennifer Lockington; Nicholas Newton; Robert Scrimgeour; Peter Ross; Geoff Holdcroft; Edward Binns; Diana Ball; Josh Sayles; Chris Blundell; John Kelso; 'enquiries@environment-agency.gov.uk'; Neil McManus; Iain Maxwell; 'stephen.courdry@suufolk.gov.uk.'
Cc: Liz Beighton; Terri Caylor; Amanda Carter; George Bolan; Liz Riley; Thomas Oxborough; Kay Willisson
Subject: 6106 - Land off Duke's Park, Woodbridge - ES Request for Scoping Opinion
Importance: High

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999

SCOPING OPINION - LAND OFF DUKES PARK, MARTLESHAM

I write to notify you that Gladman Developments Ltd has formally approached Suffolk Coastal District Council to record their development intentions on land off Dukes Park, Martlesham (referred in their documentation as being Woodbridge). In summary, their proposal is to create up to 215 new homes together with children's play space and Green Infrastructure connectivity.

In accordance with the above Regulations it has been determined that any subsequent planning application(s) will need to be accompanied by an Environmental Impact Assessment (EIA) so as to enable the Local Planning Authority to gauge the environmental impact of the proposals. I have now received a scoping request seeking the Local Planning Authority's formal opinion on the information that has to be supplied in the Environmental Statement.

To that end, I hereby attach a copy of the draft documentation prepared by Gladman Development Ltd, and would welcome your comments on such, insofar as it relates to matters upon which you are able to comment, within 21 days from the date of this notification. If I have not heard from you then I shall assume that you have no comments to make and that you are satisfied with the scope of the Environmental Statement (ES).

I trust this is to your satisfaction but please do not hesitate to contact Liz Beighton (01394 444778) if you have any queries or would like to discuss this further.

Any requests made under the Freedom of Information Act or the Environmental Information Regulations should be redirected to foi@eastsuffolk.gov.uk clearly stating whether the request applies to Suffolk Coastal District Council, Waveney District Council or both authorities.

Confidentiality: This email and its attachments are intended for the above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please reply to this email and highlight the error.

Security Warning: Please note that this email has been created in the knowledge that Internet email is not a 100% secure communications medium. We advise that you understand and accept this lack of security when emailing us.

Viruses: Although we have taken steps to ensure that this email and attachments are free from any virus, we advise that in keeping with good computing practice the recipient should ensure they are actually virus free.

This message has been scanned for malware by Websense. www.websense.com

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimise any security risks.

The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software.

Click [here](#) to report this email as spam.

Ms Liz Beighton
Suffolk Coastal District Council
Council Offices Melton Hill
Woodbridge
Suffolk
IP12 1AU

Our ref: AE/2014/118310/01-L01
Your ref: 141009/NE20
Date: 13 October 2014

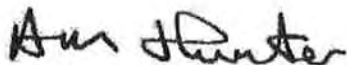
Dear Ms Beighton

**SCOPING OPINION REQUEST UNDER THE TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 FOR
RESIDENTIAL DEVELOPMENT OF UP TO 215 DWELLINGS TOGETHER WITH
CHILDREN'S PLAY SPACE, INCLUDING EQUIPPED PLAY, AMENITY GREEN
SPACE AND GREEN INFRASTRUCTURE CONNECTIVITY: LAND OFF DUKE'S
ROAD, WOODBRIDGE**

Thank you for inviting us to comment on the above scoping opinion consultation.

We have reviewed the scoping opinion report dated September 2014 prepared by FPCR Environment and Design Ltd. We consider that this adequately covers all the main areas that need to be studied, for environmental impact assessment purposes, from our perspective and we have no comments to make.

Yours sincerely



Andrew Hunter
Sustainable Places - Planning Advisor

Direct dial 01473 706749
Direct fax 01473 271320
Direct e-mail andrew.hunter@environment-agency.gov.uk

MEMORANDUM

From Head of Environmental Services and Port Health – Environmental Protection To Head of Planning Services

Our ref: 14/06012/PREPLN

Your Ref

Date: 15th October 2014

SCOPING OPINION - LAND BETWEEN DUKES PARK AND TOP STREET, IPSWICH ROAD, MARTLESHAM DEVELOPMENT OF UP TO 215 DWELLINGS

Head of Environmental Services and Port Health – Environmental Protection Comments

Thank you for your consultation concerning the above.

I understand that a scoping request has been received by developers to determine the information required in an Environmental Statement to accompany the above application. I have the following comments to make about matters which may be included in the Environmental Statement, or assessed through separate reports, if a planning application is made -

Noise – Noise from the railway line and road traffic on the A12 should be considered. It is possible that a full acoustic assessment of road traffic noise is not necessary, but justification should be given if this is considered to be the case.

Construction Management Plan – Noise and dust from the construction process should be taken into account in a Construction Management Plan. This should particularly focus around the parts of the development that border onto existing residential dwellings.

Contaminated Land – A planning application should be accompanied by at least a Phase 1 report.

Air Quality – A Local Air Quality Management assessment should be undertaken to determine whether there is any likelihood that the Air Quality Objectives for particulate matter (PM₁₀) and nitrogen dioxide (NO₂) will be exceeded either during the construction or operational phase of the development. This should be undertaken in line with the Department for Environment, Food and Rural affairs (Defra) Technical Guidance LAQM.TG(09). This assessment should include –

- The air quality impact of any biomass boilers that are proposed on the site
- The air quality impact of operational traffic on the local road network
- The air quality impact of operational traffic on the declared Air Quality Management Area (AQMA) in Woodbridge. In 2006, Suffolk Coastal District Council declared an AQMA at the junction of Lime Kiln Quay Road, Thoroughfare, St John's Street and Melton Hill within the town of Woodbridge for annual mean NO₂ concentrations. An Action Plan was produced in 2010 to try and help reduce NO₂ concentrations at this junction. Large developments in the locality have the potential to contribute to the NO₂

concentration within the AQMA due to traffic coming in to use the Woodbridge Town Centre facilities.

The Council has recently had detailed modelling undertaken for the AQMA which has determined that the junction is very unusual and that modelling predictions do not correspond with the monitoring being undertaken. The Consultants employed on behalf of the Council were asked to give advice with regard to any future planning applications which would put additional traffic through the AQMA and how best to assess their potential impacts. Their recommendation was to obtain an assessment of the increase of emissions/roadside concentrations that might be expected from the development both within and close to the AQMA. I would therefore need to see the **change** in emissions in terms of the road component due to the development.

I recommend that the specific receptor locations to be modelled and the air quality assessment in general are agreed with this team prior to the assessment being conducted.

- The effect of construction dust on receptor locations.

MEMORANDUM

From Head of Environmental Services and Port Health – Environmental Protection To Head of Planning Services

Our ref: 14/06012/PREPLN

Your Ref

Date: 15th October 2014

SCOPING OPINION - LAND BETWEEN DUKES PARK AND TOP STREET, IPSWICH ROAD, MARTLESHAM DEVELOPMENT OF UP TO 215 DWELLINGS

Head of Environmental Services and Port Health – Environmental Protection Comments

Thank you for your consultation concerning the above.

I understand that a scoping request has been received by developers to determine the information required in an Environmental Statement to accompany the above application. I have the following comments to make about matters which may be included in the Environmental Statement, or assessed through separate reports, if a planning application is made -

Noise – Noise from the railway line and road traffic on the A12 should be considered. It is possible that a full acoustic assessment of road traffic noise is not necessary, but justification should be given if this is considered to be the case.

Construction Management Plan – Noise and dust from the construction process should be taken into account in a Construction Management Plan. This should particularly focus around the parts of the development that border onto existing residential dwellings.

Contaminated Land – A planning application should be accompanied by at least a Phase 1 report.

Air Quality – A Local Air Quality Management assessment should be undertaken to determine whether there is any likelihood that the Air Quality Objectives for particulate matter (PM₁₀) and nitrogen dioxide (NO₂) will be exceeded either during the construction or operational phase of the development. This should be undertaken in line with the Department for Environment, Food and Rural affairs (Defra) Technical Guidance LAQM.TG(09). This assessment should include –

- The air quality impact of any biomass boilers that are proposed on the site
- The air quality impact of operational traffic on the local road network
- The air quality impact of operational traffic on the declared Air Quality Management Area (AQMA) in Woodbridge. In 2006, Suffolk Coastal District Council declared an AQMA at the junction of Lime Kiln Quay Road, Thoroughfare, St John's Street and Melton Hill within the town of Woodbridge for annual mean NO₂ concentrations. An Action Plan was produced in 2010 to try and help reduce NO₂ concentrations at this junction. Large developments in the locality have the potential to contribute to the NO₂

concentration within the AQMA due to traffic coming in to use the Woodbridge Town Centre facilities.

The Council has recently had detailed modelling undertaken for the AQMA which has determined that the junction is very unusual and that modelling predictions do not correspond with the monitoring being undertaken. The Consultants employed on behalf of the Council were asked to give advice with regard to any future planning applications which would put additional traffic through the AQMA and how best to assess their potential impacts. Their recommendation was to obtain an assessment of the increase of emissions/roadside concentrations that might be expected from the development both within and close to the AQMA. I would therefore need to see the **change** in emissions in terms of the road component due to the development.

I recommend that the specific receptor locations to be modelled and the air quality assessment in general are agreed with this team prior to the assessment being conducted.

- The effect of construction dust on receptor locations.

Date: 27 October 2014
Our ref: 134054
Your ref: 6106



Liz Beighton
Suffolk Coastal District Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Liz,

Environmental Impact Assessment Scoping consultation (Regulation 15 (3) (i) of the EIA Regulations 2011): SCOPING OPINION (up to 215 new homes together with children's play space and Green Infrastructure connectivity) on Land Off Dukes Park, Woodbridge, Martlesham

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in your consultation.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Case law¹ and guidance² has stressed the need for a full set of environmental information to be available for consideration prior to a decision being taken on whether or not to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for this development.

We note under section 3.22 of the scoping request, that the Deben Estuary Site of Special Scientific Interest has not been included (although the SPA is), and it is our advice that the EIA should include full reference to any impacts on the features of the Deben Estuary SSSI, as well as the features of the SPA.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact John Jackson on 0300 060 1979. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

John Jackson

¹ Harrison, J in *R. v. Cornwall County Council ex parte Hardy* (2001)

² *Note on Environmental Impact Assessment Directive for Local Planning Authorities* Office of the Deputy Prime Minister (April 2004) available from

<http://webarchive.nationalarchives.gov.uk/+http://www.communities.gov.uk/planningandbuilding/planning/sustainableenvironmental/environmentalimpactassessment/noteenvironmental/>



Annex A – Advice related to EIA Scoping Requirements

1. General Principles

Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011, sets out the necessary information to assess impacts on the natural environment to be included in an ES, specifically:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases.
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation, etc.) resulting from the operation of the proposed development.
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen.
- A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the interrelationship between the above factors.
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects. Effects should relate to the existence of the development, the use of natural resources and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely 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.
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information.

It will be important for any assessment to consider the potential cumulative effects of this proposal, including all supporting infrastructure, with other similar proposals and a thorough assessment of the 'in combination' effects of the proposed development with any existing developments and current applications. A full consideration of the implications of the whole scheme should be included in the ES. All supporting infrastructure should be included within the assessment.

2. Biodiversity and Geology

2.1 Ecological Aspects of an Environmental Statement

Natural England advises that the potential impact of the proposal upon features of nature conservation interest and opportunities for habitat creation/enhancement should be included within this assessment in accordance with appropriate guidance on such matters. Guidelines for Ecological Impact Assessment (EclA) have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM) and are available on their website.

EclA is the process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems or their components. EclA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal.

The National Planning Policy Framework sets out guidance in S.118 on how to take account of biodiversity interests in planning decisions and the framework that local authorities should provide to assist developers.

2.2 Internationally and Nationally Designated Sites

The ES should thoroughly assess the potential for the proposal to affect designated sites.

European sites (eg designated Special Areas of Conservation and Special Protection Areas) fall within the scope of the Conservation of Habitats and Species Regulations 2010. In addition paragraph 118 of the National Planning Policy Framework requires that potential Special Protection Areas, possible Special Areas of Conservation, listed or proposed Ramsar sites, and any site identified as being necessary to compensate for adverse impacts on classified, potential or possible SPAs, SACs and Ramsar sites be treated in the same way as classified sites.

Under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 an appropriate assessment needs to be undertaken in respect of any plan or project which is (a) likely to have a significant effect on a European site (either alone or in combination with other plans or projects) and (b) not directly connected with or necessary to the management of the site.

Should a Likely Significant Effect on a European/Internationally designated site be identified or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an Appropriate Assessment, in addition to consideration of impacts through the EIA process.

Sites of Special Scientific Interest (SSSIs) and sites of European or international importance (Special Areas of Conservation, Special Protection Areas and Ramsar sites)

The development site is adjacent to the following designated nature conservation sites:

- Deben Estuary Special Protection Area and Ramsar Site (SPA/R)
- Deben Estuary Site of Special Scientific Interest (SSSI)
- Further information on the SSSI and its special interest features can be found at www.natureonthemap.naturalengland.org.uk. The Environmental Statement should include a full assessment of the direct and indirect effects of the development on the features of special interest within these sites and should identify such mitigation measures as may be required in order to avoid, minimise or reduce any adverse significant effects.
- Natura 2000 network site conservation objectives are available on our internet site [here](#).

2.3 Regionally and Locally Important Sites

The EIA will need to consider any impacts upon local wildlife and geological sites. Local Sites are identified by the local wildlife trust, geoconservation group or a local forum established for the purposes of identifying and selecting local sites. They are of county importance for wildlife or geodiversity. The Environmental Statement should therefore include an assessment of the likely impacts on the wildlife and geodiversity interests of such sites. The assessment should include proposals for mitigation of any impacts and if appropriate, compensation measures. Contact the local wildlife trust, geoconservation group or local sites body in this area for further information.

2.4 Protected Species - Species protected by the Wildlife and Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2010

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law, but advises on the procedures and legislation relevant to such species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment.

The conservation of species protected by law is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System*. The area likely to be affected by the proposal should be thoroughly

surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES.

In order to provide this information there may be a requirement for a survey at a particular time of year. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and where necessary, licensed, consultants. Natural England has adopted standing advice for protected species which includes links to guidance on survey and mitigation.

2.5 Habitats and Species of Principal Importance

The ES should thoroughly assess the impact of the proposals on habitats and/or species listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List, published under the requirements of S41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity. Further information on this duty is available in the Defra publication 'Guidance for Local Authorities on Implementing the Biodiversity Duty'.

Government Circular 06/2005 states that Biodiversity Action Plan (BAP) species and habitats, 'are capable of being a material consideration...in the making of planning decisions'. Natural England therefore advises that survey, impact assessment and mitigation proposals for Habitats and Species of Principal Importance should be included in the ES. Consideration should also be given to those species and habitats included in the relevant Local BAP.

Natural England advises that a habitat survey (equivalent to Phase 2) is carried out on the site, in order to identify any important habitats present. In addition, ornithological, botanical and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present. The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (eg from previous surveys);
- Additional surveys carried out as part of this proposal;
- The habitats and species present;
- The status of these habitats and species (eg whether priority species or habitat);
- The direct and indirect effects of the development upon those habitats and species;
- Full details of any mitigation or compensation that might be required.

The development should seek if possible to avoid adverse impact on sensitive areas for wildlife within the site, and if possible provide opportunities for overall wildlife gain.

The record centre for the relevant Local Authorities should be able to provide the relevant information on the location and type of priority habitat for the area under consideration.

2.6 Contacts for Local Records

Natural England does not hold local information on local sites, local landscape character and local or national biodiversity priority habitats and species. We recommend that you seek further information from the appropriate bodies (which may include the local records centre, the local wildlife trust, local geoconservation group or other recording society and a local landscape characterisation document).

3. Designated Landscapes and Landscape Character

Nationally Designated Landscapes

As the development site is within/adjacent to Suffolk Coast and Heaths Area of Outstanding Beauty, consideration should be given to the direct and indirect effects upon this designated landscape and in particular the effect upon its purpose for designation within the environmental impact assessment, as well as the content of the relevant management plan for SCH AONB

Landscape and visual impacts

Natural England would wish to see details of local landscape character areas mapped at a scale appropriate to the development site as well as any relevant management plans or strategies pertaining to the area. The EIA should include assessments of visual effects on the surrounding area and landscape together with any physical effects of the development, such as changes in topography. The European Landscape Convention places a duty on Local Planning Authorities to consider the impacts of landscape when exercising their functions.

The EIA should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies. We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing and understanding the ability of any location to accommodate change and to make positive proposals for conserving, enhancing or regenerating character, as detailed proposals are developed.

Natural England supports the publication *Guidelines for Landscape and Visual Impact Assessment*, produced by the Landscape Institute and the Institute of Environmental Assessment and Management in 2013 (3rd edition). The methodology set out is almost universally used for landscape and visual impact assessment.

In order to foster high quality development that respects, maintains, or enhances, local landscape character and distinctiveness, Natural England encourages all new development to consider the character and distinctiveness of the area, with the siting and design of the proposed development reflecting local design characteristics and, wherever possible, using local materials. The Environmental Impact Assessment process should detail the measures to be taken to ensure the building design will be of a high standard, as well as detail of layout alternatives together with justification of the selected option in terms of landscape impact and benefit.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. In this context Natural England advises that the cumulative impact assessment should include other proposals currently at Scoping stage. Due to the overlapping timescale of their progress through the planning system, cumulative impact of the proposed development with those proposals currently at Scoping stage would be likely to be a material consideration at the time of determination of the planning application.

The assessment should refer to the relevant National Character Areas which can be found on our website. Links for Landscape Character Assessment at a local level are also available on the same page.

Heritage Landscapes

You should consider whether there is land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific or historic interest. An up-to-date list may be obtained at www.hmrc.gov.uk/heritage/lbsearch.htm and further information can be found on Natural England's landscape pages [here](#).

4. Access and Recreation

Natural England encourages any proposal to incorporate measures to help encourage people to access the countryside for quiet enjoyment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways are to be encouraged. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

Rights of Way, Access land, Coastal access and National Trails

The EIA should consider potential impacts on access land, public open land, rights of way and coastal access routes in the vicinity of the development. We also recommend reference to the relevant Right of Way Improvement Plans (ROWIP) to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

5. Soil and Agricultural Land Quality

Impacts from the development should be considered in light of the Government's policy for the protection of the best and most versatile (BMV) agricultural land as set out in paragraph 112 of the NPPF. We also recommend that soils should be considered under a more general heading of sustainable use of land and the ecosystem services they provide as a natural resource in line with paragraph 109 of the NPPF.

As identified in the NPPF new sites or extensions to new sites for peat extraction should not be granted permission by Local Planning Authorities or proposed in development plans.

6. Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue; for example over 97% of sensitive habitat area in England is predicted to exceed the critical loads for ecosystem protection from atmospheric nitrogen deposition (England Biodiversity Strategy, Defra 2011). A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The assessment should take account of the risks of air pollution and how these can be managed or reduced. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk). Further information on air pollution modelling and assessment can be found on the Environment Agency website.

7. Climate Change Adaptation

The England Biodiversity Strategy published by Defra establishes principles for the consideration of biodiversity and the effects of climate change. The ES should reflect these principles and identify how the development's effects on the natural environment will be influenced by climate change, and how ecological networks will be maintained. The NPPF requires that the planning system should contribute to the enhancement of the natural environment 'by establishing coherent ecological networks that are more resilient to current and future pressures' (NPPF Para 109), which should be demonstrated through the ES.

8. Cumulative and in-combination effects

A full consideration of the implications of the whole scheme should be included in the ES. All supporting infrastructure should be included within the assessment.

The ES should include an impact assessment to identify, describe and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment, (subject to available information):

- a. existing completed projects;
- b. approved but uncompleted projects;
- c. ongoing activities;
- d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
- e. plans and projects which are reasonably foreseeable, ie projects for which an application has not yet been submitted, but which are likely to progress before completion of the

development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Your Ref:
Date: 27th October 2014
Enquiries to: Irina Davis
Tel: 01473 264208
Email: irina.davis@suffolk.gov.uk



Ms Liz Beighton
Suffolk Coastal District Council
Melton Hill
Woodbridge
Suffolk
IP12 1AU

Dear Ms Beighton,

Re: Consultation on Scoping Opinion under Environmental Impact Assessment Regulations 2011

Proposed residential development at Land off Duke's Park Woodbridge

The site is located on the southern edge of Woodbridge defined to the north by Top Street and Ipswich Road and is comprised of 12.89 ha of agricultural/pastoral land. The Project will constitute high quality residential development complete with the associated open space requirements to meet the community's needs as part of a cohesive green infrastructure (GI) framework. It is anticipated that the development will deliver up to 215 new homes together with children's play space, including equipped play, amenity green space and GI connectivity.

Thank you for consulting Suffolk County Council on the scope of the Environmental Impact Assessment of this proposal. The County Council is responding on potential significant environmental impacts that relate to its service responsibilities, and has the following comments to make in relation to the applicant's scoping report. In each case, the County Council would be pleased to supply additional baseline data where possible and appropriate, in line with statutory requirements. It would also expect to see proposals for mitigation measures, in line with regulations.

Air Quality

Potential Impact: With respect to local air quality, it is expected to be a nil return, there is unlikely to be any impact on the proposed site and Suffolk County Council does not expect its proposed use to contribute to a significant deterioration in local air quality.

Climate Change

Whilst it is perhaps not appropriate to characterise carbon emissions as a significant impact arising from this development individually, an account should be made of how the need to minimise carbons emissions influenced the choice of options.

Public health

Health impacts are commonly part of Integrated Impact Assessments that combine an Environmental Impact Assessment (EIA) and a Health Impact Assessment (HIA). DCLG's guidance¹ restates the list of aspects of the environment which might be significantly affected (human beings, flora, fauna, soil, water, air, climate, landscape, and material assets, including architectural and archaeological heritage) including the interaction between them. Whilst the health benefits from the natural environment² fit within this interaction, there is also a clear interaction between transportation, activity (active travel) and human health that should be reviewed in the ES. Health impacts are also linked to community facilities such as schools. Research on Cambourne, found that early residents had higher than average mental health problems, which were attributed to a lack of facilities in the new community.³

Archaeology

Potential Impact: This proposal affects a large area (c. 13ha) with high archaeological interest and potential. Development of the site will cause significant ground disturbance that has potential to damage or destroy any archaeological deposits and below ground heritage assets that exist.

Baseline Information: Baseline data is available from the Historic Environment Record (HER). The site overlooks the Fynn Valley, and occupies a location that was topographically favourable for early occupation of all periods. Finds including a Prehistoric worked flint, a Bronze Age razor and a Roman coin have been recovered from the site, indicative of occupation in the vicinity (HER no. MRM 029). Neolithic and Iron Age features have also been excavated on land immediately adjacent to the site (MRM 030), and other Prehistoric, Roman, Saxon and medieval finds have been recovered within 200m of the site boundary (MRM 022-023, MRM 028, WBG 007 and WBG 008).

Methodology: It is recommended that the following evidence be provided in the Environmental Impact Assessment, prior to submission of an outline application:

- A Cultural Heritage Desk-based Assessment, taking into account the result of investigations and discoveries in and around the proposed development area. This should include a map regression exercise and an aerial photographs assessment. The report should also consider the impact on listed buildings and their settings.
- The results of the geophysical survey.
- The results of a systematic trial trenched evaluation. To formulate a mitigation strategy, this should comprise a c. 5% sample of the site. The trenching design should be informed by the geophysics results but should also sample 'blank' areas to achieve even spatial coverage.
- The evidence presented should enable assessment of the impact of development on archaeological remains and whether there is any need for consideration of alternative opportunities in the layout of the site to allow for the *in situ* preservation of any archaeological sites.

¹ DCLG (1999) Circular 02/99: Environmental impact assessment, para. 84

² E.g. Natural England (2012) Health and Natural Environments - An evidence based information pack

³ <http://www.futurecommunities.net/socialdesign/190/cambourne-cambridgeshire>

- The Environmental Impact Assessment should include proposals to record and advance understanding of the significance of all onsite heritage assets before they are damaged or destroyed. Mitigation proposals for excavation before any groundworks commence should be discussed and agreed in principle with the Suffolk County Council Archaeology Service Conservation Team, with areas defined on the basis of the results of the field evaluation.
- Opportunities should be identified to enhance or better reveal the significance of any heritage assets for public benefit.

East Anglia One will cut through the middle of the site. However, it won't affect c. 9.5ha of the c. 13ha site. It's still possible for the cables of the East Anglia One project to be directionally drilled beneath this site so as to avoid any potential impacts on archaeology (if present), whereas housing will certainly cause an impact, and this can only be mitigated by avoidance through design (direct preservation) or excavation (preservation by record). There is a possibility that the site may be investigated first by the East Anglia One project.

The Conservation Team of the Suffolk County Council Archaeological Service would be pleased to offer guidance on the assessment work required and will, on request, provide specifications and advice for each stage of this work (Please see our website for further information on procedures and costs: <http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>)

Mineral Resources

Potential Impact: The footprint covers an area of over 12 hectares of greenfield land under agricultural use and with varying contours. The footprint of the site is partially within a Minerals Consultation Area. Policy 5 of the Minerals Core Strategy may be relevant here. The supporting statement infers the land is being progressed through the development framework for housing allocation. What status is this proposed allocation?

Baseline Information: Notwithstanding the lands present allocation status, investigation of sustainability options needs to be addressed. In line with the encouragement towards developers to address the sustainability of their sites and avoid unnecessary sterilisation of mineral resources, The size of this site and potential phasing opportunities could lend the development scheme to utilise in situ mineral resources to minimise importation of virgin material.

Any Environmental Statement should be considering:

- Mineral aspects - The mineral resource potential of the land and aspects for recovery of the in situ resource.
- Soil Resources - Soil handling techniques and use of the resource.
- Landscape - Potential impacts arising from the development would be the visual/landscape impacts from the scheme itself, not just its contextual relationship to landscape designations. Aspects of any cut and fill excavation works need to be fully assessed; appropriate cross sections should support this issue.

- Drainage - The development has been identified as suitable for a SuDS scheme. Appropriate infiltration testing and results for support of conclusions would be required. Investigation of potential suitable in situ resources, as in (i) above, and implications for any need to import/export materials off site.

Methodology: In general the application should also be demonstrating its commitment to energy efficiency and sustainability. Water saving devices such as individual water butts, solar panels as standard measures should be assessed together with the options for utilising grey water on individual/community basis.

Soils

Potential Impact: Consideration of the impact of soil is an integral part of the environmental assessment process. The protection, use and movement of soil should be considered from outset of a development project's planning, through its design and construction phases and on onto future maintenance.

Baseline Information: The County Council recommends having a soil resource survey carried out on site by suitable qualified and experienced soil scientist or practitioner at the earliest convenience and prior to any earth works operations. Reference should also be made to agricultural land classification.

Methodology: The County Council would recommend the applicant to refer to the DEFRA 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, 2009'.

Recreation, Open Space, Rights of Way

Potential Impact: Development at this location will impact on access and use of the existing Public Rights of Way network. The Environmental Statement should consider how the proposal interacts with public spaces and the Rights of Way network, which is relevant to consideration of landscape impacts, impacts on species and habitats, and impacts on population (in terms of health). Access to Martlesham Creek for recreational purposes is similarly relevant.

Baseline Information: The County Council would be pleased to supply information on the definitive Rights of Way network. The Sandlings Walk and the Fynn Valley Walk pass along south of the development site; these promoted recreational walks can be accessed via Martlesham Public Footpath No 11 which leads off Sandy Lane. Other bodies or parties may be able to provide information on other recreational uses. The screen shot below shows these promoted routes.

Methodology: Impacts on transport should be considered as part of the Transport Assessment of the proposal but, whilst government guidance on Transport Assessment does suggest that reference is made to health objectives, it is important that inter-relationships with health and wellbeing outcomes are clear and also considered (such as under the Public Health and Safety heading). The National Planning Practice Guidance (NPPG) notes the relationship between Environmental Impact Assessment and Transport Assessment.

Impacts on recreation in relation to health should be considered and screened for “significant” impacts (NPPG) that would warrant a health impact assessment.

Landscape and Visual Affects

Potential Impact: Detrimental impacts on the character of the landscape, the loss of characteristic/historic landscape features such as open arable land trees and hedgerows. Based on the data held by SCC the site appears to be within a Special Landscape Area (SLA) and adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Any development in this location appears likely to have an adverse impact on the SLA and may have an adverse indirect impact on the AONB and/ or an adverse impact on the setting of the AONB.

Detrimental impact on local visual amenity for users of rights of way, including the promoted Fynn Valley Path and also National Cycle route No.1.

Opportunities: To create an effective edge to the built environment that does not have significantly adverse impacts on the character of the surrounding countryside.

Baseline Information: The applicant should refer to the Suffolk Landscape Character Assessment 2008 (updated 2011). The applicant should also refer to material on the character of the Local Landscape that has been produced or is held by the AONB unit.

Methodology: A Landscape and Visual Impact Assessment (LVIA) in accordance with GLVIA3. Any Photo-montages should be prepared in accordance with Landscape Institute Advice Note11/01.

All viewpoints and any photo-montage locations should be agreed with LPA before this work is carried out.

It should be noted that the setting of heritage assets are not a matter for the LVIA and should be dealt with, in accordance with EH guidelines, within a Heritage Assessment. <http://www.english-heritage.org.uk/publications/setting-heritage-assets/setting-heritage-assets.pdf>

It should also be noted that the impacts of the development on the SPA/SSSI are an ecological matter and it is not appropriate to assess these within the LVIA of an Environmental Statement. The LVIA should clearly assess the proposal, identifying residual impacts in both visual and landscape terms. It should have particular regard to assessing the impacts of the proposal on the AONB itself as well as the setting of the AONB

Natural Heritage

Potential Impact: Has the potential to have an adverse indirect impact on the SPA features and the SSSI. Therefore the potential impact on the relevant species and

habitats must be effectively assessed. Increased disturbance from recreational activity appears likely to be an issue in this case.

Given the proximity of the SPA, the applicant must provide sufficient information to allow the LPA to undertake a project level Habitats Regulations Assessment.

It should also be noted that there are a series of locally designated wildlife sites around the site including Martlesham Creek CWS and Seckford Hall Campsite CWS. Given the nature of the site and the habitats present, reptiles and bats may also be adversely impacted by any future development of the site

Opportunities: There are opportunities for ecological enhancement of habitats and species associated with this type of development. The EIA should explore options for habitat connectivity and consideration should also be given to the likelihood of species colonising the new habitat and any measures needed to ensure their protection.

Baseline Information: The desktop assessment should be prepared in consultation with the Suffolk Biological Records Centre as there are local records, which should inform survey requirements including Priority Species.

Methodology: It is recommended that all surveys undertaken to inform the assessment of this development on biodiversity should follow nationally agreed guidelines and be undertaken in the appropriate season by appropriately qualified ecological consultants.

The assessment of likely ecological impacts needs to include sufficient mitigation measures to minimise the impacts as well as identify compensation or offsetting requirements for residual effects.

Noise and vibration

Potential Impact: The proposed site would not be expected to be a significant contributor to local traffic and lead to increases in noise levels. It is borderline as to whether the site should be assessed to ensure that, since it is stated as being a high class development, it is well designed with respect to protection of the proposed dwellings from local road traffic noise sources and that a good standard is achieved. There is insufficient information to establish how this aspect was scoped out.

Traffic and Transport

Potential Impact: This proposal will have significant impacts on the local transport network, during construction and operational use of the site.

Baseline Information: The promoter of this site is responsible for collecting baseline information on the local highway network.

Methodology: The proposal should be assessed through a Transport Assessment, using the methodology set out in the Department for Transport's 2007 'Guidance on Transport Assessment'. It should be accompanied by a Travel Plan that considers all modes of transport, and a plan for the management of construction traffic. In addition, as noted in the National Planning Practice Guidance, there is a need for the EIA process to fulfil the role of assessing cumulative and indirect environmental impacts and the relationship between them in respect of traffic and transport.

The Transport Assessment is to include the roundabouts at A12 / B1438 and A12 / B1079 junctions, and the roundabout adjacent to the proposed site on B1438 road to Woodbridge. No vehicular access should be taken from Spring Lane, access to site for cyclists and pedestrians only.

Main access to site would be off a new roundabout replacing that on the B1438 Woodbridge Road, with existing roads re-aligned as necessary. There should be walking / cycle routes from the site to local schools and into Woodbridge, and links to rights-of-way and bus services in the area. No vehicular access should be taken from Spring Lane, cyclists and pedestrians only.

Waste

Potential Impact: Waste will be generated during construction and occupation of the site. This response assumed that no additional waste material will be imported onto the site.

Baseline Information: National statistics of construction and municipal wastes (by volume) are available.

Methodology: Assessment of the Scheme will be undertaken in line with the DRMB Interim Guidance Note 153/11 – Guidance on the Environmental Assessment of Material Resources. A Waste Strategy Report should be provided in the ES, including a review of options to how the waste management hierarchy could be delivered on-site.

Water Environment

Potential Impact: This proposal will have a main effect on the surface water hydrology

Baseline Information: The site should discharge no more than the greenfield rate of run-off by utilising the existing geology and topographical properties to ensure a balanced water management system is effective and sustainable.

Methodology: The proposal should be assessed for using a drainage system that is designed in accordance with the CIRIA Guide C697.

Socio Economics

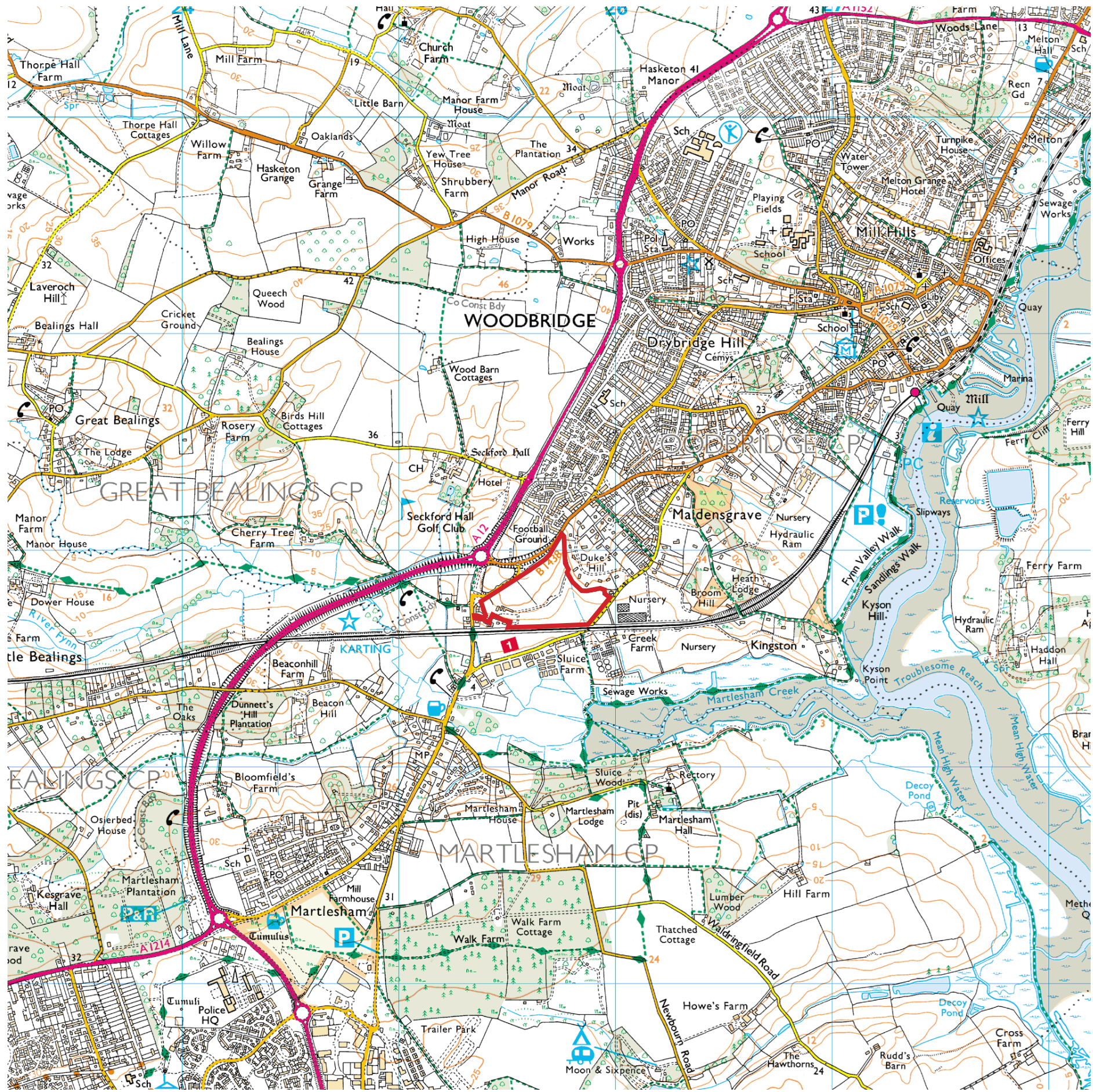
From an economic development perspective Suffolk County Council would have no objection providing the development did not prejudice the ability to lay (and later access) cables across the site to accommodate electricity feed(s) from the massive EAOW1 wind farm development. The EAOW1 project is a major economic development opportunity for Suffolk and the supply of renewable energy from it into the national grid is of course also of national importance in terms of electricity supply. Provided that the residential layout can incorporate the laying and maintain access to these supply cables then Suffolk County Council's concerns are met.

I hope that these comments are useful. Please get in touch if I or any other County Council officer can clarify any of the comments above, or supply useful information.

Yours sincerely,

Irina Davis
Planning Officer (Sustainability Appraisal)
Economy, Skills and Environment Directorate

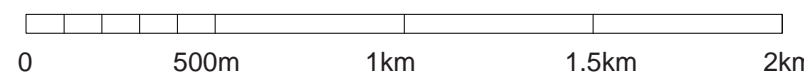
Appendix 1.3:
Location Plan



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.



Application Boundary



FPCR Environment and Design Ltd, Lockington Hall, Lockington, Derby, DE74 2RH t: 01509 672772 f: 01509 674565 e: mail@fpcr.co.uk w: www.fpcr.co.uk
masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture

J:\6100\6106\LANDS\ES\Appendices\6106 Location Plan.indd



Gladman Developments Ltd

Land off Duke's Park,
Woodbridge

SITE LOCATION

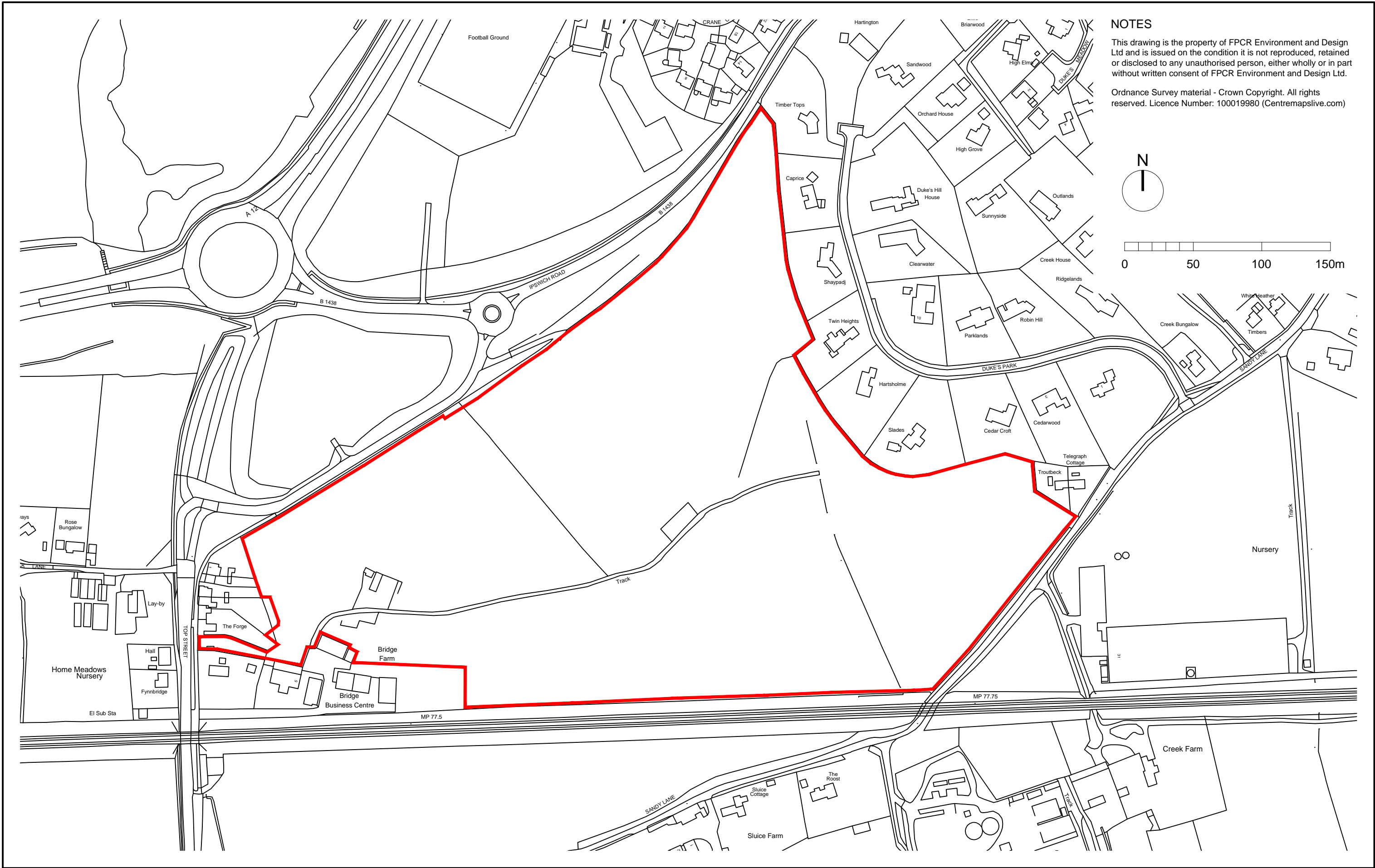


1:20,000 @ A3

LLB /KMN

September 2015

**Appendix 1.4:
Site Boundary**



NOTES

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

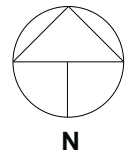
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

**Appendix 1.5:
Parameters Plan
(Framework Plan)**

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

- Application Boundary - 12.67 ha
- Proposed Residential Development - 7.70 ha
 - A - 4.01 ha
 - B - 2.80 ha
 - C - 0.89 ha
- Proposed Convenience Store - 400 m2 unit (Gross) (0.1ha including parking/services)
- Existing Vegetation/ Hedgerows
- Existing Dry stream (5m Easement)
- Proposed Footpath
- Proposed Structural Planting - 1.26 ha
- Proposed Indicative Vehicular Access Route
- Proposed Attenuation Basin - 0.20 ha
- Proposed Site Access
- Informal Open Space - 3.16 ha (including easement)
- Children's Playing Space - 0.25 ha (including 0.04ha equipped play area)
- Proposed Easement Route



J:\6100\6106\LANDS\Plans\Framework\6106 - Framework rev P.indd

Gladman Developments Ltd
Land off Duke's Park
Woodbridge

DEVELOPMENT FRAMEWORK

1:2000@A1

18 November 2015

6106-L-01 P

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby DE74 2RH

t: 01509 672772
f: 01509 674565
e: mail@fpcr.co.uk
w: www.fpcr.co.uk

fpcr

Appendix 1.6:
Cumulative Site Locations

