

Date: 12 December 2014

Mr S Coles
WYG
HawkrIDGE House,
Chelston Business Park
Wellington
Somerset
TA21 8YA

Dear Mr Coles

Application: 2/2014/1315/SCOEIA - Request for scoping opinion relating to proposed mixed-use sustainable urban extension, Land south of Gillingham New Road, Gillingham, Dorset

Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended (S.I. 2011/1824)

I write with reference to your letter dated 20 October 2014 requesting a scoping opinion in light of Regulation 13 of the Environmental Impact Assessment Regulations 2011 (the Regs) referred to above.

I have noted your request that you wish this scoping opinion to exclude the southern extension to Brickfields Business Park and the land currently identified for the local centre in Policy 21 of the 'draft' North Dorset Local Plan 2011-2026 (Drw. no. 220703D/URB/SSARL/003).

In this scoping opinion I have taken into account the specific characteristics associated with residential development having particular regard to the scale, location, and infrastructure required of your particular proposal. This scoping is intended to be comprehensive of the environmental features likely to be affected by the proposed development.

The legal minimum requirements for the content of an Environmental Statement (ES) are set out in Schedule 4 of the Regs. For the ES to fulfil its primary objective of enabling environmental considerations to be incorporated into the decision-making process, it must be focused on the most potentially significant environmental issues. These key issues have been identified through discussion with Dorset County Council, other statutory consultees.

While Schedule 4 sets out the requirements to assess these key issues some of our consultees have provided additional information of what they would care to see in the ES. I have included this information where possible.

Key issues:

1. Transportation / highways:

The ES should include a comprehensive Transport Assessment (TA) prepared in accordance with DfT Guidance on Transport Assessments (2007), which would include an outline Travel Plan. The TA should include an assessment of the potential effects as outlined below, using standalone junction modelling software, traffic survey data and assessment methodology as agreed with the Highway Authority during pre-application discussions.

The ES should address the following transportation and access related effects:

- temporary disruption to pedestrians, cyclists, buses and road vehicle users during the construction works, including public footpaths;
- temporary generation of construction-related traffic during the construction works;
- effects upon traffic flows and capacities of the local highway network;
- effects upon pedestrian and cycle accessibility.

2. Ecology – flora and fauna

As you are aware protected species occur within the site, and there are a number of hedgerows and trees worthy of protection.

3. Flood Risk and Drainage

See attached comments from the Environment Agency.

A foul water drainage strategy will need to consider the following points:

- Development proposals and phasing arrangements for the site
- Points of connection to the public foul sewer
- Gravity or pumped discharges
- Schematic proposals with design flows for critical sewer routes and adoption requirements
- Trigger points for capacity improvements
- Off-site requisition arrangements/capacity improvements

Network modelling of the public sewer system will normally be required with flow surveys and verification with simulations to test a range of engineering options and cost estimates for sustainable solutions.

Incremental flows over the progress of the development will be used to appraise the hydraulic and process loading required at the sewage treatment works and assist in planning capital investment. There is a high probability for future expansion of the works during the plan period.

4. Socio-economic

In addition to the matters listed in your letter: the housing mix, populations projections, and employment needs should be explored; healthcare provisions doctors/dentists/ambulance; health risk identified by the Health and Safety Authority consultation zone.

5. Archaeology and heritage

There is a high potential for as yet unrecorded archaeological remains to be present for a site of this size close to an historic town with known remains in the vicinity. Therefore it is considered that the site requires an archaeological assessment and an archaeological field evaluation before an informed planning decision can be made on a planning application. The assessment also needs to consider the impact of the proposed development on the setting of the Scheduled Monuments and other heritage assets surrounding the site; ie King's Court Place, and Deer Park.

6. Landscape and visual impact

As stated in your letter.

7. Noise and Air quality

As stated in your letter.

8. Energy efficiency and carbon emissions

In July 2013, Government issued a Written Ministerial Statement on the changes to Part L of the Building Regulations for 2013, setting out the uplift to Part L. This year the Queen's Speech reiterated the zero carbon homes 2016 policy and the intention to introduce the Allowable Solutions mechanism bringing in the necessary powers through the Infrastructure Bill. In this context, the ES should look at the phasing of development to completion and assess what the needs for the entire site might be and consider the alternatives to achieving these targets.

9. Land contamination

To identify or dismiss any possibility of contamination a desk top study of the site and potential impact or remediation is necessary.

Many of the above issues are interrelated. Whilst there is no statutory provision as to the form of an Environmental Statement it must contain the information specified in Part II of Schedule 4 of the Regs.

I trust the above is sufficient for your needs should you have any questions please do not hesitate to contact me directly.

Sincerely,

Robert Lennis
Major Projects Officer
North Dorset District Council