

Environmental Statement Volume 4

Non Technical Summary

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Land to the south of Gillingham, Dorset

Client:

Welbeck Land, C G Fry and Son Ltd. and Taylor Wimpey Homes

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Land to the south of Gillingham, Dorset - Environmental Statement Volume 4 – Non Technical Summary

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Preface

This Environmental Statement (ES) reports the outcome of a formal Environmental Impact Assessment (EIA) of the proposed development of Land to the south of Gillingham, Dorset. It has been prepared to accompany separate outline planning applications submitted to North Dorset District Council by Welbeck Land, C G Fry & Son Ltd. and Taylor Wimpey Homes to secure planning permissions to construct the development on the Site. The Proposed Development consists of three land parcels of agricultural land to the east and west of Shaftesbury Road.

The ES comprises the following separately bound parts:

- Volume 1: ES Chapters 1-7
- Volume 2: ES Chapters 8-16
- Volume 3: Technical Appendices
- Volume 4: Non-technical summary – summarising the findings of the EIA in non-technical language.

Printed copies of the non-technical summary and ES (including figures and appendices) may be obtained from WYG. The non-technical summary is available free of charge, and a limited number of hard copies of the environmental statement are available for £350 per copy. Alternatively, these documents are available as adobe acrobat files on CD from the same address at £25 per copy, or can be downloaded from North Dorset District Council planning website (<http://www.dorsetforyou.gov.uk/>).



Contents

1.0	Introduction	1
1.1	Background.....	1
1.2	Environmental Assessment.....	1
1.3	Site Description	3
 Error! Bookmark not defined.	
2.0	The Proposals	5
2.1	Background and Need.....	5
2.2	Alternative Development Scenarios	5
	7
2.3	Description of the Development	8
3.0	Consultation	9
3.1	Approach to Consultation	9
	Environmental Impacts.....	10
3.2	Ecology & Nature Conservation	10
3.3	LVIA.....	10
3.4	Transport & Access	11
3.5	Air Quality	12
3.6	Noise & Vibration.....	12
3.7	Land Contamination / Ground Conditions	12
3.8	Hydrology, Flooding & Drainage	13
3.9	Archaeology & Cultural Heritage	13
3.10	Socio-Economic.....	14
3.11	Energy and Carbon Reduction	15
3.12	Cumulative Impact.....	15
4.0	Summary	17
4.1	Conclusions.....	17
4.2	Management of Environmental Impacts	17
4.3	What happens next?	17





1.0 Introduction

1.1 Background

1.1.1 This document summarises the Environmental Statement (ES) which accompanies outline planning applications for proposed development on land to the south of Gillingham, Dorset. The Proposed Development comprises a mixed-use development providing up to 1,800 dwellings, a “principal street” linking New Road and Shaftesbury Road, local centre, cycle and pedestrian routes, off-site highway improvements, utilities connections, the expansion of St Mary the Virgin Primary School and a new 2-form primary school, public open space, sustainable drainage systems, strategic landscaping and associated works. A detailed description of the Proposed Development can be found in the Masterplan Framework that has been prepared by the developers for land within their control.

1.1.2 This document is a summary of the Environmental Impact Assessment (EIA) process in non-technical language. The main Environmental Statement (ES) (Volumes 1 and 2) and the supporting Appendices (Volume 3) contain detailed information on the project and each of the environmental topics considered.

1.2 Environmental Assessment

1.2.1 EIA is a formal process by which the likely environmental effects of a project are assessed, and where there is potential for a significant negative effect that cannot be avoided, works are identified to lessen the effect (mitigation). The ES reports on the findings of the EIA and sets out those areas where likely significant environmental effects have been identified and the mitigation proposed to lessen predicted effects. It forms an important part of the planning application decision making process.

1.2.2 Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 the Proposed Development was considered to be large enough to require an EIA.

1.2.3 On this basis, topics to be studied as part of the EIA were decided in an informal ‘scoping’ process undertaken with North Dorset District Council (NDDC) in the Autumn of 2014 under the 2011 Regulations, which involved consultation with a number of statutory and non-statutory consultees, such as the Environment Agency, Natural England and Officers from NDDC and Dorset County Council (DCC). The outcome of the scoping stage was that the following topics should be included within the assessment:

- Landscape and Visual
- Ecology & Nature Conservation
- Transport & Access
- Flood Risk & Surface Water Drainage
- Noise and Vibration
- Air Quality
- Archaeology & Cultural Heritage
- Land Contamination / Ground Conditions
- Socio-economic
- Energy and Carbon Reduction.

1.2.4 The EIA project team has been led by EIA co-ordinators from WYG, with input from other specialists within the company and from other companies, as set out in Table 1 below:



Role / Topic	Author
Energy and Carbon Reduction	WYG

Role / Topic	Author
EIA Management and Co-ordination	WYG
Chapters 1 to 4	WYG
Planning Policy	WYG
Landscape and Visual Impact	Terence O'Rourke
Ecology and Nature Conservation	WYG
Transport and Access	i-Transport
Flood Risk and Drainage	Awcock Ward Partnership
Utilities	WYG
Noise and Vibration	WYG
Air Quality	WYG
Cultural Heritage	WYG
Land Contamination / Ground Conditions	Ruddlesden Geotechnical
Socio-Economics	WYG

Table 1: EIA Project Team



1.3 Site Description

- 1.3.1 Gillingham is a town located in North Dorset District, lying north west of Shaftesbury, east of Wincanton and south east of the A303. The town incorporates several Wards and has a population of around 7,600. It provides a range of employment, retail and leisure facilities to help meet the needs of its residents and visitors. The town is served by Gillingham Train Station which has a direct service to London within 2 hours. Strategic road links exist within 5km of Gillingham town, going north-south via the A350 and east-west via the A303.
- 1.3.2 The site forms part of a Strategic Site Allocation (SSA) identified in the North Dorset Local Plan and is situated to the south and south-east of Gillingham, as shown at Figure 1, adjacent to the existing built-up area of Ham and including land to the east and west of the B3081 (Shaftesbury Road). There is existing road access from the eastern arm of the Park Farm roundabout at Shaftesbury Road into part of the site and from a number of field gates and footpath links into the other parts of the site.
- 1.3.3 Within the wider SSA, three smaller parcels of land are being promoted for development through the North Dorset Local Plan and a Masterplan Framework (MPF) that is intended to form a link between the Local Plan and outline planning applications. These parcels are identified on Figure 2 (hatched red) which extend to about 95.25ha and together comprise the "site" that has been assessed by this ES. They are controlled by a "Consortium" of developers comprising C G Fry & Son Ltd, Welbeck Strategic Land and Taylor Wimpey Homes. For the purposes of the ES, the proposed development does not include the employment extension at the Brickfields Business Park, nor does it include land at Kingsmead Business Park. The description of the development proposed by the Consortium is set out in more detail within Section 2 of this document.
- 1.3.4 The site comprises agricultural fields and as noted above is split into three distinct areas. **Park Farm**, the eastern area is located to the

east of Shaftesbury Road. West of Shaftesbury Road lies **Ham Farm** and **Newhouse Farm** in the central area. **Lodden Lakes** is situated to the north. To the north of Ham Farm lies the residential area of Ham Common. West of Ham Common runs the River Lodden, with the Lodden Lakes beyond. To the south and west of the site lie agricultural areas including both pasture and arable fields, with hedgerow networks. The northern and eastern boundaries of Park Farm are bounded by the Fern Brook, with agricultural fields beyond this.

- 1.3.5 The Kingsmead Business Park and Orchard Garden Centre are located between the Park Farm and Ham Farm sites, and St Mary's Church of England Primary School is located on the northern boundary of Ham Farm.
- 1.3.6 The site has an undulating topography, with two high points either side of Shaftesbury Road which then fall away further from the road down towards the floodplain which is outside of the application boundary.

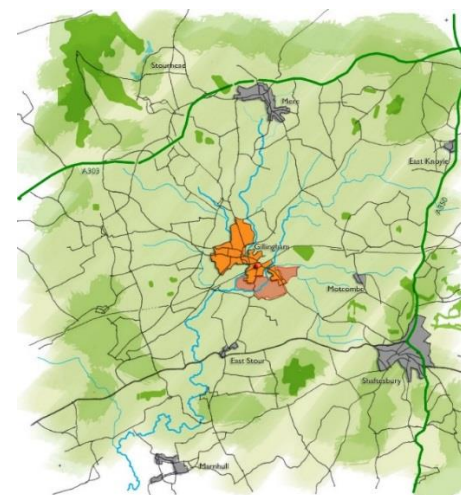


Figure 1: Site Location Map

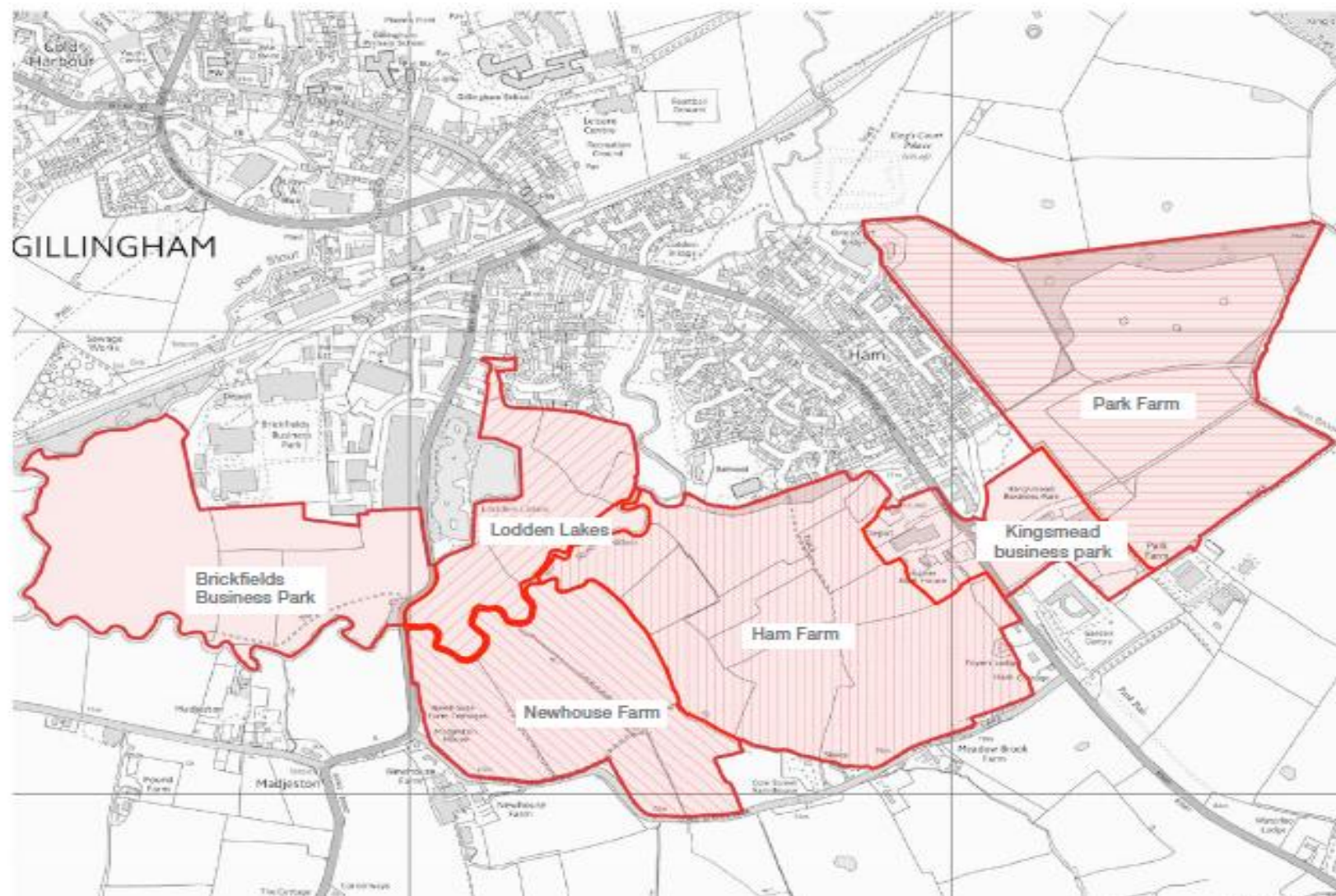


Figure 2 - Site Location Plan



2.0 The Proposals

2.1 Background and Need

- 2.1.1 The SSA is allocated by the North Dorset Local Plan Part 1 2011-2031 (NDLP), adopted in January 2016. The allocation is supported by a comprehensive evidence base, which included a study called "Assessing the Growth Potential of Gillingham". This study looked at a number of growth options and concluded that strategic development to the south of the town would be the most sustainable location with the capacity to sufficiently mitigate any negative impacts
- 2.1.2 Concentrating growth to the south of the town was considered to offer the greatest potential for:
- housing development to be sustainably located
 - economic development to create employment opportunities for the southern extension and the town as a whole
 - the provision of supporting infrastructure, including sustainable transport measures, to increase self-containment by integrating the new development into the existing town.
- 2.1.3 The District Council's vision for Gillingham is set out in the NDLP. This, along with other relevant planning policies, is outlined in ES Chapter 5.

2.2 Alternative Development Scenarios

- 2.2.1 As discussed above, the development site has been subject to feasibility studies as well as a full sustainability appraisal through the NDLP preparation process.
- 2.2.2 The principle of the development of the site as forming part of the strategic growth for Gillingham is established in the NDLP. The development masterplan is further developed within the MPF

prepared by the Consortium, which has undergone public consultation and was submitted formally to NDDC in November 2017 for ratification. Alternative development scenarios for the site therefore relate to detailed layout matters which can be incorporated within the parameters of the approved NDLP policies and MPF, rather than to the principle of development or the land-use mix. Alternatives have also been led by consultation feedback where relevant and this process is set out in more detail within ES Chapter 4. The MPF Illustrative Masterplan (Figure 3) and a description of the key elements of the Consortium proposals are provided at below.

Housing

- 2.2.3 In accordance with the NDLP and the MPF, the development proposals are residential-led, providing market and affordable housing as follows:
- Up to 634 dwellings at Park Farm
 - Up to 961 dwellings at Ham Farm and Newhouse Farm
 - Up to 180 dwellings at Lodden Lakes.

Employment

- 2.2.4 As noted above, and south of the Brickfields Business Park that is identified for employment by the NDLP and land at Kingsmead Business Park is not included within the EIA process because this land is not controlled by the Consortium. These elements are being developed by the respective landowners and do not form part of the ES. The proposed development does, however, include a local centre, which will provide employment opportunities.

Transport and Access

- 2.2.5 Policy 21 of the NDLP requires a "principal street" to be included as part of the development to create an additional link between the Shaftesbury Road to the east and the B3092 to the west. Cole Street Lane, which currently provides this link could be closed for access only.



- 2.2.6 A comprehensive package of on and off-site transportation infrastructure improvements is proposed as part of the development proposals, which has been agreed with DCC as Highway Authority.

Social and Community

- 2.2.7 The proposals provide a new local centre on land west of Shaftesbury Road, which includes land for a doctor's and dentist's surgery as well as a range of other facilities servicing the day to day needs of the new community.
- 2.2.8 In addition, it is proposed to provide land to facilitate the expansion of St Mary the Virgin C of E Primary School into a two-form entry facility and make land available for a new two form entry Primary School on the Park Farm site.
- 2.2.9 Extensive formal and informal public open space is provided, along with changing facilities and new community space.
- 2.2.10 Financial contributions will be provided towards improvements to existing facilities off-site.

Ecology

- 2.2.11 All ecologically valuable habitats will be retained where practicable within the development. This existing habitat will be incorporated into an overall 26ha of informal open space (including pedestrian and cycle links).
- 2.2.12 Mitigation of any significant environmental effects will be delivered through translocation of any Great Crested Newt and / or reptile populations. Sensitive design in terms of lighting, land uses and surface treatment for pedestrian and cycle routes through the development.

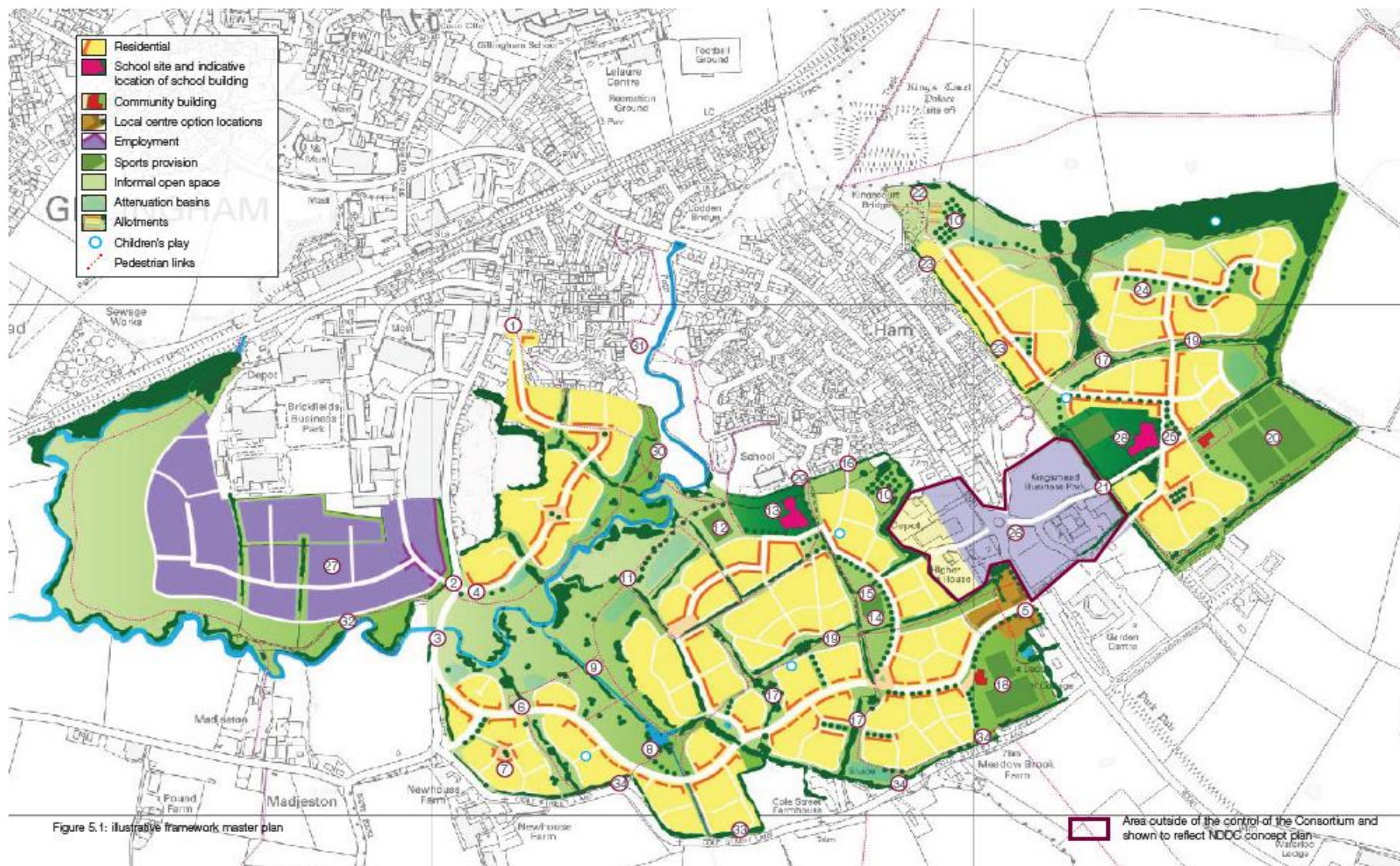


Figure 3 – MPF Illustrative Masterplan



2.3 Description of the Development

Introduction

- 2.3.1** This ES assesses the environmental effects of the proposed development described in the MPF. It is intended to be submitted in connection with the outline planning applications that will be submitted by the Consortium developers for their respective land parcels as follows:
- Park Farm – Outline planning permission for the construction of up to 634 dwellings (Use Class C3), a two-form entry primary school (Use Class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, strategic landscaping, utility connections, pipe laying and associated ground works/ infrastructure.
 - Ham Farm & Newhouse Farm – Outline planning application for the comprehensive redevelopment of land south of Gillingham between Shaftesbury Road (B3081) and New Road (B3092) for 961 dwellings, a local centre including retail, community, health, leisure uses of up to 2,642 sq m gross, a “principal street” linking New Road and Shaftesbury Road, pedestrian/cycle routes, expansion of St Mary the Virgin Primary School, formal and informal public open space, access and estate roads, sustainable urban drainage system, landscaping and associated infrastructure.
 - Lodden Lakes – Develop the land by erection of up to 90 No. dwellings with public open space and create access from Addison Close (outline planning permission ref: 2/201/0968/OUT), plus the potential for a further 90 dwellings with public open space.



3.0 Consultation

3.1 Approach to Consultation

- 3.1.1 Public consultation on the proposed SSA was first introduced through the draft NDLP consultation process carried out by NDDC, which is summarised in its Local Plan Consultation Statement.
- 3.1.2 Consultation for the MPF which guides the land use and design of the strategic site allocation has been led by the Consortium and centred around a public consultation event which took place in November 2015 at Riversmeet Leisure Centre. The consultation event was attended by over 400 local residents, politicians and businesses and other groups and was followed by a 6-week consultation period in which to receive written comments. A Statement of Community Involvement (SCI) summarised all comments received, provided a response and agreed changes to address concerns where relevant. The SCI was submitted to NDDC in December 2015 along with a draft MPF, amended to reflect comments received where appropriate.
- 3.1.3 The Consortium and its consultants have undertaken extensive discussions on technical matters with statutory and non-statutory consultees during the preparation of this ES. This includes submitting a formal Scoping Request to NDDC in November 2014.
- 3.1.4 The findings from the Scoping Opinion and consultation exercise have influenced the design and scope of the EIA.
- 3.1.5 A number of meetings have been held with NDDC, DCC and statutory and a range of statutory consultees in relation to development proposed on the Consortium-controlled land. The proposals have been discussed in detail and revisions made to the scheme where appropriate.
- 3.1.6 Discussions have also been held with adjoining landowners and developers, statutory and non-statutory consultees, Gillingham Town Council and North Dorset District councillors.
- 3.1.7 The Ham Farm and Newhouse Farm proposals were the subject of a public consultation event in October 2017 and a further consultation was held regarding Park Farm in November 2017. Both events have been documented through specific SCIs which capture comments and provide solutions to address issues where relevant.



Environmental Impacts

3.2 Ecology & Nature Conservation

- 3.2.1 The approach was informed by a desk-based review of bio-diversity records and an extended Phase 1 Habitat Assessment both carried out in 2015 and updated in 2017, and further field studies undertaken in February 2017. This included an assessment of European Protected Sites and other protected sites in the vicinity of the site. The comments of DCC's Natural Environment Team were obtained.
- 3.2.2 Protected species surveys indicated that the site supported locally important populations of badger, rarer species of bat (Lesser Horseshoe and Daubenton's), Great Crested Newts, Otters, Water Voles and a bird assemblage typical of the habitats present which include standing water, running water, woodland, hedges and grassland.
- 3.2.3 It is considered that there is no risk to any European Designated Site. There is no requirement for an 'Appropriate Assessment' under the Conservation of Habitats and Species Regulations 2010 (as amended).
- 3.2.4 The survey results have informed the scheme design, ensuring that key habitats and features will be retained, protected and enhanced. The main potential impacts on biodiversity from the development would be short term during construction, as well as increased pressure as a result of the proposed residentially-led mixed use. These impacts can be mitigated through a Construction Environmental Management Plan (CEMP) and sensitive design and lighting to ensure that there are no significant environmental impacts, and this is demonstrated in Chapter 7 of the ES.
- 3.2.5 New ecological habitats will also be created, and an overall total of 26ha of informal open space will be provided across the site. A Landscape Mitigation and Management Plan (LMMP) will be prepared to guide the establishment, management and monitoring of retained

and new habitats during the construction and operational phases. Mitigation is proposed to minimise impacts on species.

- 3.2.6 With the outlined mitigation measures in place and implementation of the LMMP, there are no significant effects. It is considered that the proposals could deliver 'biodiversity gain'.

3.3 LVIA

- 3.3.1 A full Landscape and Visual Impact Assessment (LVIA) has been undertaken that was scoped with NDDC. The LVIA includes a desk study based on a 2.5km search area, a zone of theoretical visibility model and fieldwork to select representative views and identify areas that may be visually affected by the development proposals.
- 3.3.2 There are no international designations within the 2.5km search area. The Scheduled Ancient Monument of King's Court Palace is located directly to the north of Park Farm and a medieval moat is present at the location of a former hunting lodge at the confluence of the River Lodden and Fern Brook. The site contains a number of significant amenity trees and a network of well-maintained hedgerows, with an undulating topography and two high points located at Park Farm and Ham Farm.
- 3.3.3 There are a number of footpaths running through the central and western parts of the site. Views to and from the site are afforded within the south and east of the existing built-up edges of Gillingham. There are also views from the surrounding roads, although these are limited from the south because due to thick hedgerows along the boundaries.
- 3.3.4 Environmental impacts on the landscape are limited to residential properties to the southern and eastern fringes of Gillingham and to visitors of Kings Court Palace. Such impacts can be mitigated through careful consideration of the height and orientation of development and secondary mitigation measures at detailed design stage such as



soft landscaping, reduction of lighting impacts and controlled use of materials to reduce visual intrusion.

- 3.3.5 With the introduction of suitable mitigation, the LVIA confirms that there will be no significant residual landscape and visual effects.

3.4 Transport & Access

- 3.4.1 A Transportation Assessment (TA) and Framework Travel Plan (TP) have been prepared. The TA was scoped fully with DCC Highway Officers.
- 3.4.2 The baseline traffic situation has been determined through site visits, traffic surveys in December 2016 and February 2017, and desk tops studies. A transport model has also supported the assessment of potential impacts.
- 3.4.3 The site is very well related to the existing urban extent of Gillingham, which in itself benefits from a good level of provision of footpaths and cycleways that link residential estates on the edge of the town to the town centre and train station. The town is also well served by local bus routes.
- 3.4.4 Assessment of the proposed operational effects included baseline conditions at 2024 (when the development would be anticipated to commence), along with projected traffic flows from committed developments and background growth until 2031.
- 3.4.5 Construction traffic has been assumed to be split equally between the eastern, western and central parcels and will peak at the 450th dwelling occupation. The combined construction and development traffic at this point would result in no greater than a 10% increase on any of the links assessed and is therefore not anticipated to be significant. Measures to reduce effects, such as management of the timing and route of HGV vehicles will be included in a Construction Environmental Management Plan (CEMP).
- 3.4.6 Vehicular access to the proposed development is as follows:

- Park Farm – extension of the existing eastern arm of the roundabout on Shaftesbury Road
- Ham Farm and Newhouse Farm – signalised junction on Shaftesbury Road (to the south of the roundabout; extension of Woodpecker Meadow and via the proposed principal street
- Lodden Lakes – priority junction to the south of Addison Close (already consented under 2/2014/0968/OUT).

- 3.4.7 A road link between the Shaftesbury Road to the east and New Road to the west – known as the 'Principal Street' – will be provided through the central parcel.
- 3.4.8 The TA includes a number of off-site highways improvements:
- B3081 Shaftesbury Road / B3092 New Road junction improvement scheme
 - B3081 Shaftesbury Road / Newbury (High Street) junction improvement scheme
 - Provision of SCOOT UTC on the B3081 / B3092 corridor
- 3.4.9 The TA confirms that there will be an increase of up to 30% in traffic flows as a result of the development. However, with the proposed off-site highway improvements in place, there should be an improvement in the efficiency of the local and wider road network.
- 3.4.10 New pedestrian and cycle links will be provided both on-site and off-site lining Shaftesbury Road with the new development and existing residential estates. Improved bus stops and increased bus frequencies (on a phased basis) are also included.
- 3.4.11 Further off-site pedestrian and cycle improvements at the junction of Le Neuborg Way / Station Road, along with additional cycle parking and enhancements to community led transport schemes in Gillingham will be secured via financial contributions.



- 3.4.12 A Framework Travel Plan and Transport Management Association will manage individual travel plans for the various land uses proposed across the site.
- 3.4.13 The measures put in place are anticipated to have an overall beneficial effect on pedestrian delay and amenity in the area.
- 3.4.14 The assessment confirms that there will be no significant residual transportation effects, and that the mitigation measure proposed in the TA and TP will result in an overall positive impact on both vehicular pedestrian travel times.

3.5 Air Quality

- 3.5.1 An air quality assessment has been undertaken in connection with the proposals, which was scoped with CC. Car emissions are likely to be the major influencing factor on air quality, as well as particulate matter during the construction phase.
- 3.5.2 Air quality monitoring was carried out in March 2015 to establish baseline conditions, and the traffic data from the TA used with dispersion modelling to determine sensitive receptors and likely impacts from the proposed development.
- 3.5.3 For both the construction and operational phases of development, the increase in pollutants from construction activities and additional car use is negligible compared to the existing scenario.
- 3.5.4 Measures to control dust, dirt and run-off during the construction phase will be included in the CEMP to further reduce impacts. Overall residual impacts on air quality from the proposed development are not considered to be significant.

3.6 Noise & Vibration

- 3.6.1 A noise impact assessment has been undertaken in accordance with advice from NDDC and best practice, which include noise monitoring during November and December 2016 and modelling of high sensitivity receptors. Best practice guide levels have been used to determine impacts from vibration as a result of the proposed development.
- 3.6.2 Increases in noise levels during the construction phase are within acceptable noise level limits and are therefore considered to be short term and not significant.
- 3.6.3 The increase in noise level as a result of road traffic from the operational phase is representative of the lowest change perceptible to the human ear, and therefore again this change is not considered to be significant.
- 3.6.4 Worst case assessment has been used to determine the effects in respect of vibration on both buildings and people. In all scenarios, the effects show that there is a low probability of any negative impacts on receptors.
- 3.6.5 The potential for improved ventilation and glazing for proposed roadside properties within the development will be reviewed at the detailed design stage.
- 3.6.6 The assessment confirms that there will be no significant residual noise and vibration effects.

3.7 Land Contamination / Ground Conditions

- 3.7.1 The assessment of land contamination and ground conditions has been informed by a Phase 1 Desk Study which is in itself based upon two intrusive ground investigation studies carried out in 2010 and 2014.
- 3.7.2 Existing ground conditions comprise gravelly clay and made ground encountered across the site at depths of up to 1.2m. Groundwater



was found between 2.0-2.7m below ground and forms part of a Secondary A (Minor) Aquifer which supports local water supplies.

- 3.7.3 Overall, there are no significant sources of contamination present at the site, however there are some elevated contamination levels originating from the made ground which should be further characterised to determine if remediation is required.
- 3.7.4 The assessment also takes into account impacts on agricultural land and soils in terms of resources. A site-specific Agricultural Land Classification and Soil Resources report produced by Reading Agricultural Consultants Ltd has classified the vast majority of the site as lower quality agricultural land in Subgrade 3b and Grade 4 (97%); only 3% is classified as best and most versatile in Subgrade 3a.
- 3.7.5 In summary, it is considered that there will be no significant residual effects on geology, hydro-geology or contamination in relation to controlled waters and human health as a result of the proposed development. Impacts on soils and resources will also not be significant.

3.8 Hydrology, Flooding & Drainage

- 3.8.1 A Flood Risk Assessment (FRA) and Drainage Strategy have been prepared, which have been scoped with the Environment Agency, Lead Local Flood Authority (LLFA, in this case DCC) and local flood wardens.
- 3.8.2 All built development is located in Flood Zone 1 (lowest risk of river flooding) and is not identified as an area susceptible to surface water flooding.
- 3.8.3 The site is split into two catchments on either side of Shaftesbury Road. Park Farm (eastern section) lies on the east of Shaftesbury Road with the remaining three sites on the western side of Shaftesbury Road. The Fern Brook is located on the northern and eastern edge of Park Farm. The River Lodden is located at the

northern boundary of Ham Farm and Newhouse Farm and on the southern boundary of Lodden Lakes. Generally, the site topography of each site falls towards the respective watercourse feature.

- 3.8.4 Potential impacts in relation to increased run-off during the construction and operational phases have been identified within the FRA. However, the inclusion of detention basins within the construction phase and long-term storage of run-off up to and including for the 1 in 100-year event + 40 (to allow for climate change predictions) should result in an overall positive benefit to the area.
- 3.8.5 Contamination of surface water run-off during the construction phase will be managed through the CEMP which will be developed in consultation with the Environment Agency and NDDC's Environmental Health Team.
- 3.8.6 Further mitigation techniques during the construction of the proposed development include the preparation and implementation of a CEMP.
- 3.8.7 On all issues the assessment demonstrates that, following mitigation, the residual adverse impacts are, at worst, minor adverse to negligible. However, beneficial impacts are also likely to occur in terms surface water runoff once the development has been completed.

3.9 Archaeology & Cultural Heritage

- 3.9.1 A baseline assessment was undertaken in 2017 and this has been informed by previous desk studies and trial trenching at Kingsmead Business Park and Lodden Lakes. The scope of the assessment has been agreed with DCC, DHER and Historic England, including the study area which is set at a 750m radius of the development site.
- 3.9.2 There are two Scheduled Ancient Monuments within the study area, Kings Court Palace and Gillingham Park boundary bank, to the north and south east of Park Farm respectively, 1 Conservation Area and 22



Grade II Listed Buildings, one of which is within the site itself. There is a potential for archaeological remains within the site given its proximity to Gillingham which was first recorded as a settlement in the Domesday Book.

- 3.9.3 Given this likelihood, it is considered that a programme of further archaeological work should be agreed with DCC to ensure the recording and protection of any archaeological value at the site.
- 3.9.4 Assessment has found that the proposed development will not physically impact upon any designated heritage assets. There is one Listed Building at the site, within the Kingsmead Business Park which has been subject to a change of use. This, alongside the development of the Business Park itself means that the value of the setting has already been lost and any impacts from the development would be negligible.
- 3.9.5 Mature hedgerows on site will be retained and additional screening provided on the north-western boundary of Park Farm to ensure that the setting of Kings Court Palace is not adversely affected. This will complement recent tree planting in the north of Park Farm.
- 3.9.6 The assessment concludes that the Gillingham Park Boundary Scheduled Ancient Monument and any other designated heritage assets will not be affected.
- 3.9.7 In summary, the assessment confirms that there will be no significant residual effects on archaeology and cultural heritage.

3.10 Socio-Economic

- 3.10.1 The construction phase of the scheme will result in benefits to the local economy through the creation of direct and in-direct jobs. A further benefit effect will be the local spend of construction workers on food services.

- 3.10.2 The proposed development will facilitate delivery the "Principal Street", creating a new link between New Road to the west and Shaftesbury Road to the east.
- 3.10.3 The proposed development will create significant levels of construction jobs in Gillingham and more widely during the construction phase.
- 3.10.4 During the operation phase, there will be beneficial effects to the local economy and wider through spend by new residents on goods and services.
- 3.10.5 Premises for a new doctor's and dentist's surgery will be provided within the proposed local centre which will meet the daily needs of new residents, subject to demand from potential operators.
- 3.10.6 The commercial element of the local centre will deliver some job opportunities which would be a further minor beneficial impact. The completion of the scheme will provide a significant boost to market and affordable housing delivery.
- 3.10.7 With an increase in population, additional pressure will be placed on some existing facilities and services such as education, health and recreational facilities. This potentially adverse impact can be mitigated through a Section 106 Agreement to include:
- Increased bus frequency improved bus stops and local transport hub
 - Local centre comprising community hall, premises for doctor's and dentist's surgery and chemist along with other uses
 - Convenience store, family pub-restaurant and other shops and services
 - Extension to the existing primary school and a new two-form primary school
 - Financial contributions towards improvements to Gillingham (secondary) School



- Potential for children's nursery
- At least 8.5 ha of formal open space, including at least 7 ha of sports pitches and associated facilities
- At least 26 ha informal public open space primarily along the River Lodden corridor including new allotments, play space and community orchards
- Extensive pedestrian and cycle connections both within and beyond the proposed development
- Improvements to Gillingham Town Park
- Extension to Brickfields Business Park and Kingsmead Business Park (subject to separate proposals by respective landowners)
- Employment in local centre and the new and expanded education facilities.

3.10.8 With this mitigation in place, the residual socio-economic effects are likely to be positive.

3.11 Energy and Carbon Reduction

- 3.11.1 An assessment of energy consumption and climate change, with a particular emphasis on the energy use of the proposed development and on mitigation measures proposed to minimise energy use and climate change impacts has been included within the ES.
- 3.11.2 The construction works themselves are temporary and long term in nature (long term is defined as over 2 years in duration). Taking the temporary nature of the net impact into account, it is not expected that the construction proposals themselves will result in any more than a slight impact at the local, regional, national or global level.

- 3.11.3 The analysis undertaken suggests that the carbon footprint of the proposed development will be very low when compared with emissions scenarios at different geographic scales, including regional, national and international scales. In relation to climate change effects these mainly manifest themselves at a national and global scale. However, regardless of this, it is reasonable to conclude that the project in accumulation with all the other developments proposed in the locality, region, nationally and internationally could, in combination with the other projects, give rise to significant environmental effects at those scales.
- 3.11.4 Measures to reduce effects will be included within the design of the development, including best practice for materials, daylighting, ventilation and energy efficiency measures to decrease energy consumption. The ability of these measures to reduce the impact of the development on energy consumption and carbon footprint will not be known until detailed design.

3.12 Cumulative Impact

- 3.12.1 A series of additional development projects have been identified for the purposes of the cumulative impact assessment. The key issue to be explored through the cumulative assessment is the combined environmental effects of additional residential development in relation to relevant material considerations within national and local planning policy. In addition to the proposed development, the cumulative assessment considers the following sites identified in Table 2 below:



Site	Applicant	Application Ref	Total	Status
Land East Of Barnaby Mead, Gillingham	The PG Ridgley Trust	2/2016/0149/OUT	Up to 50 dwellings	Pending decision (resolution to grant subject to S106)
Land To The East Of Lodden Lakes, New Road, Gillingham	Taylor Wimpey UK Ltd	2/2014/0968/OUT	Up to 90 dwellings	Approved, 14 May 2015 (Not commenced)
Orchard Park Garden Centre, Shaftesbury Road, Gillingham	Milton Park (Dorset) Ltd	2/2014/1590/FUL (renewal of 2/2011/0987/PLNG)	Erect extension to existing retail building	Approved, 5 May 2015 (Not commenced)
Bourton	Clublight Developments Ltd	2/2016/0610/REM	35 dwellings	Due to commence 2017

Land adjacent to Greenacres, Salsbury Road, Shaftesbury	Persimmon Homes (South Coast) Limited	2/2012/0310/PLNG and 2/2016/0658/PAEIA	238 dwellings	41 units commenced and application submitted for 97 units
Land West of A350 Littledown, Shaftesbury		2/2015/0598/OUT	170 dwellings	Approved subject to S106

Table 2: Cumulative impacts

3.12.2 The assessment concludes that there will be no significant residual effects arising from the proposed development. Furthermore, it is considered that there will be numerous positive effects arising from the proposed development.



4.0 Summary

4.1 Conclusions

- 4.1.1 The ES has considered how the environment and the local community would be affected by the development.
- 4.1.2 A range of potential environmental effects have been predicted to occur as a result of the development, both positive and negative. However, mitigation and compensation measures have been identified to appropriately reduce, minimise or offset any potential negative environmental effects.
- 4.1.3 Once these measures have been implemented only two significant effects will remain after the construction phase of the development, both related to energy and carbon reduction.
- 4.1.4 In addition, the development will also provide beneficial effects in socio-economic terms through job and wealth creation, provision of market and affordable dwellings and additional education, leisure and amenity facilities. On and off-site highways works are considered to offer an improvement on the existing situation and there will be opportunities for biodiversity gain as a result of the development.

4.2 Management of Environmental Impacts

- 4.2.1 The impacts of the construction activities will be managed through a CEMP. This will ensure that working hours, traffic management, control of pollution, waste management, noise, dust and vibration are all managed and controlled. Other mitigation proposed relates to biodiversity and further investigations of the site's archaeological potential could be secured by planning condition.
- 4.2.2 A LMMP will also be prepared to guide the establishment, management and monitoring of retained and new habitats during the construction and operational phases.

4.3 What happens next?

- 4.3.1 Prior to making a decision on the outline planning applications, NDDC will seek advice from statutory and non-statutory consultees as part of the determination process for the submitted planning application. It will also consult extensively with the local community.
- 4.3.2 NDDC will make the full ES available for examination by members of the public at the NDDC offices.

Printed copies of the Non Technical Summary and ES (including figures and appendices) may be obtained from:

**WYG
Hawkridge House
Chelston Business Park
Wellington
Somerset
TA21 8YA**

Tel: 01823 666150

The cost is £350 plus VAT.

Alternatively, these documents are available as adobe acrobat files on CD from the same address at £25 (plus p&p) per copy

Copies of the ES may also be viewed on North Dorset District Council's website.