

1. BACKGROUND AND SCOPE OF ENVIRONMENTAL STATEMENT

1.1 Background

1.1.1 This Environmental Statement (ES) has been prepared by RPS and forms part of an outline planning application submitted by CALA Homes (South) Ltd to Winchester City Council.

1.2 Need for Environmental Impact Assessment (EIA)

1.2.1 In preparing development proposals for the site, consideration was given at an early stage to whether the proposals, by virtue of the location and scale of development, would trigger the requirement for Environmental Impact Assessment (EIA) to be undertaken. Reference was made to the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 as amended by the Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008 ("*EIA Regulations*"). The EIA Regulations set out criteria for determining whether a particular development proposal is likely to require EIA.

1.2.2 Schedule 1 of the EIA Regulation sets out descriptions of development for the purposes of the definition of "*Schedule 1 Development*", for which EIA is mandatory such as for the construction of Nuclear Power Stations and motorways for example. Schedule 2 sets out descriptions of development and applicable thresholds and criteria for determining whether development constitutes EIA development. It is considered that the development proposals constitute an "*urban development project*" referred to under Schedule 2 (10 (b)), for which the relevant threshold is 0.5 hectares. Having established that the development proposals for the site constitutes a Schedule 2 development, it was then necessary to consider whether the development is likely to give rise to any significant effects on the environment.

1.2.3 It is recognised that the urban context of the Barton Farm site would require environmental appraisal to guide the design proposals, minimise potential adverse environmental impacts and maximise essential benefits for Winchester as a whole. The applicant therefore commissioned the EIA to contribute to the successful delivery of such objectives.

1.3 Purpose of the Environmental Statement (ES)

1.3.1 This Environmental Statement (ES) systematically sets out the methodology, content and findings of the EIA that have been undertaken by consultants representing a wide range of professional disciplines, in order that the development proposals can be readily understood. As required by the EIA Regulations, the Environmental Statement provides:

- a description of the development including a description of the physical characteristics of the whole development and the land use requirements during their construction and operational phases, and details of the design, size and estimated operational omissions of the proposal;
- an outline of the main alternatives studied by the applicant and an indication of the main reasons for their choice, taking into account the environmental effects;
- a description of the aspects of the environment likely to be significantly affected by the development;
- a description of any mitigating measures envisaged to avoid, reduce or remedy any significant adverse effects;
- an indication of any difficulties experienced in compiling the required information; and
- a non-technical summary of the above information (the Non-Technical Summary) is provided at the beginning of this Report and is also available as a separate document.

1.4 Structure of the Environmental Statement

1.4.1 The ES has been prepared in accordance with the requirements of the EIA Regulations and DETR Circular 02/99, "Environmental Impact Assessment". Reference has also been made to the DTLR guidelines on the preparation of Environmental Statements "Environmental Impact

Assessment: Guide to Procedures" (2000), together with guidelines referred to within various sections of the Environmental Statement.

1.4.2 The ES is divided into three separate volumes. Volume 1 is the main body of the ES and Volumes 2 and 3 contain the ES Appendices. The Non-Technical Summary is available as a separate document.

1.4.3 In this main volume, Chapter 2 includes the assessment methodology and scope of the EIA. Chapter 3 provides a description of the site and the surrounding area. Chapter 4 describes the proposals for the new development area and a description of the alternatives considered by the Applicant. Chapter 5 sets out the planning policy context for the proposals.

1.4.4 Chapters 6–17 provide a description and scope of assessment for each issue identified as being of potential significance, together with confirmation of the assessment methodologies used, baseline environmental conditions, potential environmental impacts, proposed mitigation measures, and the residual impacts (if any).

1.5 The EIA Team

1.5.1 In undertaking the EIA and in preparing this ES, the applicant has retained a comprehensive consultant team to provide information and advice on environmental issues. The roles and responsibilities of the consultant team are set out below.

1.5.2 **RPS** has been retained to co-ordinate the EIA and ES, and prepare the Chapters on the Proposed Development, Planning Policy, Socio-Economic Impact and Ecology.

1.5.3 **Pinnacle Transportation** has prepared the Chapter on Transportation.

1.5.4 **WSP** has prepared the Chapters on Air Quality, Noise and Vibration, Lighting, Waste Disposal and Services.

1.5.5 **Floyd Matcham Ltd** has prepared the Chapter on Landscape and Visual Impact.

1.5.6 **Kernon Consultants** has addressed agricultural land quality issues.

1.5.7 **CgMs** has prepared the Chapter on Archaeology and Built Heritage.

1.5.8 **Parsons Brinkerhoff** has prepared the Chapter on Hydrology and Drainage.

1.6 Availability of Environmental Statement

1.6.1 Copies of the Non-Technical Summary are available free of charge from the Planning Department at Winchester City Council. Copies of the Environmental Statement are available for purchase at a cost of £250.00. Copies of these documents can also be viewed at the planning offices.

1.6.2 For further information on the Environmental Statement or the planning application proposals, contact should be made with:

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