

Planning and Development Management
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Your ref:
My ref: 20/00840/SCOPE
Please ask for: Julie Broere
Telephone: 01245 606290
Date: 12 August 2020

Dear Sir/Madam

LOCATION: Strategic Growth Site 3B West Of Park & Ride Terminus, Maldon Road Strategic Growth Site 3c, East Of Molrams Lane & Strategic Growth Site 3d, East Of Sandford Mill Lane Sandon Chelmsford Essex

PROPOSAL: Request for an Environmental Impact Assessment scoping opinion for: up to 205 dwellings (Parcels 3c and 3d); up to 8,500 sq m of commercial use (3b) , provision of a day care nursery (3b), and safeguarded land for Sandon Park and Ride.

APPLICATION NO: 20/00840/SCOPE

DRAWING NO(s): ENVIRONMENTAL IMPACT ASSESSMENT REPORT/May 2020;

DATE RECEIVED: 27 May 2020

I am writing to advise you that the Scoping Report relating to the above proposal submitted on 27th May 2020 is agreed subject to the items as raised being incorporated into the Environmental Statement:

- 1 Cumulative Impacts - There is no explanation given for explanation has been given on the selection of the Peninsula Site (16/01630/FUL) and why the other Chelmer Waterside sites adjacent to this site (Sites CW1a, CW1c, CW1d and CW1e) have not been included. Further considered should be given to the inclusion or otherwise of Chelmer Waterside (as a collection of sites). Furthermore, the proposed Bradwell B project, a new twin reactor power station, should be included within the assessment of cumulative impacts as the scoping request site falls within the Highways Options Search Area for Bradwell B where proposed highway interventions are likely be located.
2. Population and Human Health - In addition to the points raised within the scoping report, consideration should also be given to the following:
 - The likely significant effects on the provision of housing needs to be considered including specialist housing.
 - The inclusion of an Employment and Skills Plan (ESP) for both the construction and operational phases.Economic Impacts, including an increase in local expenditure due to construction workforce spending and an increase in household expenditure.

- The sufficiency of education and childcare facilities within statutory walking distances via safe routes and the preparation of a suitable strategy to mitigate the impact on local services as a result of the demand generated by the development.
- The potential impact on all education and learning opportunities including mainstream education, special education needs and disabilities, early years and childcare and post-16 education opportunities and skills.
- An integrated Health Impact Assessment using the Wales Health Impact Assessment HIA guide and integrated elements of the London Healthy Urban Development Unit. The Health Impact Assessment should be expanded as per the recommendations in the above report.

3. Transport and Access - As detailed under 'Cumulative Impacts' in the above report, the Bradwell B project could have traffic implications for the site and consideration to this development needs to be included in the assessment.

4. Landscape and Visual Effects - In addition to the points raised within the scoping report, the assessment should also be carried out in accordance with:

- Photography and photomontage in Landscape and Visual Impact Assessment (Landscape Institute Advice Note 01/11 and Countryside Agency)
Countryside and Scottish Natural Heritage - 'Landscape Character Assessment' 2002.

In addition the landscape and visual assessment should also give consideration to green infrastructure on the site and the wider GI network.

5. Noise and Vibration Effects - The exact monitoring locations for noise shall be agreed with the local planning authority.

6. Climate Change and Greenhouse Gases - It is recommended that this is covered in a separate chapter in the Environment Statement and it addresses the potential wider impacts on climate change and greenhouse gases in relation to the construction and operation of the development.

7. Cultural Heritage - This should be scoped in addressing both archaeology and the built heritage and a framework of measures for any harmful impacts should be identified in the assessment.

8. Biodiversity - This should be scoped in with consideration given to the Essex Coast Recreational Disturbance and Avoidance Mitigation Strategy (Essex RAMS) and the submissions of a detailed Ecological Assessment undertaken in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) best practice guidelines.

9. Air Quality - This should be scoped in with consideration given to the stand alone and combined effects to air quality emissions associated with traffic in relation to Strategic Growth Site 3a, Bradwell B and the Sandon Park and Ride extension.

10. Flood Risk and Drainage - The site lies within the Chelmsford Surface Water Management Plan Study area and Critical Drainage Area 10 - Great Baddow lies approximately 700m to the southwest/west and Critical Drainage Area 9 - Chelmer Village lies approximately 1km. The development on its own and in combination with other developments has the potential to have an impact on flooding. Therefore flood risk and drainage should be scoped in.

11. Waste and Minerals - Waste and minerals should be scoped in and have its own chapter in the Environmental Statement for this proposed development.
12. Material Assets - Utilities - The Scoping Report fails to address utilities, including the high-pressure gas main and low voltage powerlines that run through Site 3c and the high voltage powerline that lie adjacent to Site 3c and continue northwards to bisect Sites 3b and 3d. Whilst it is likely that the provision of utilities can be addressed through the relevant technical reports where required, the applicant should be satisfied that the Bradwell B project would have no impact of existing structures (most notably the high voltage powerlines) adjacent to and within the site.

Yours faithfully

David Green

DAVID GREEN

Director of Sustainable Communities