



LAND AT DEAL GROUND AND MAY GURNEY

Environmental Statement Addendum – Chapter 02: Introduction

Serruys Property Company Limited

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2 INTRODUCTION

2.1 INTRODUCTION

This Chapter introduces the Environmental Statement Addendum (ESA) in the context of the reserved matters application, the Project Team and provides a set of abbreviations used regularly within the ESA.

2.2 OUTLINE PERMISSION AND EIA REGULATIONS

Outline permission was granted in July 2013 and it is upon that permission that this reserved matters application is submitted. Since that planning decision, the Town and Country Planning (Environmental Impact Assessment) Regulations ('the Regulations') have altered and the legislation now in force are those from 2017¹. It is on that basis that the contents of this ESA have been scoped (see Chapter 3 – Methodology and Limitations) and progressed. As confirmed in Chapter 03 – there is no guidance within the Regulations with respect to addendums and/or no requirement for a non-technical summary.

The technical chapters within this ESA follow the same structure for legibility, ease and robustness in terms of the Regulations. The structure is as follows:

- INTRODUCTION
 - Purpose and Structure of the Chapter
- METHODOLOGY
 - Changes in Legislation, Guidance and Planning Policy
 - Scoping Opinion
 - Additional Consultation
 - Assessment Methodology
 - Effects Not Requiring Further Assessment
- CHANGES IN BASELINE CONDITIONS
 - ES Baseline
 - ES Future Baseline
 - Current Baseline
 - Changes in Baseline
- ASSESSMENT OF EFFECTS
 - Construction Phase Effects
 - Additional Operational Phase Effects
 - Additional Cumulative Effects
- REQUIREMENT FOR ADDITIONAL MITIGATION
 - Alternate or Additional Mitigation
- RESIDUAL EFFECTS
 - Construction Phase
 - Operational Phase
- OTHER ENVIRONMENTAL ISSUES

¹ Town and Country Planning (Environmental Impact Assessment) Regulations 2017

- SUMMARY OF EFFECTS
- CONCLUSIONS

2.3 ESA STRUCTURE AND PROJECT TEAM

Table 2.1 sets out the structure of the ESA and the consultants involved – Triptych PD acted as overall co-ordinator on all chapters.

Table 2.1 – Chapter and Technical Consultant

Chapter number and name	Consultant
01 – Statement of Competence	Serruys Property Company
02 – Introduction	Triptych PD
03 – Methodology and Limitations	Triptych PD
04 – Site and Surroundings	Triptych PD
05 – Proposed Development	Triptych PD
06 - Alternatives Considered	Triptych PD
07 – Planning Policy Overview	Triptych PD
08 – Landscape and Visual Impact Assessment	IDP
09 – Ecology	Aspect Ecology
10 – Transport	Odyssey
11 – Air Quality	SLR
12 – Hydrology, Hydrogeology, Flood Risk and Surface Water Drainage	JBA
13 – Socio-economic and Health	CBRE
14 – Built Heritage	HCUK
15 – Climate Change	CBRE
16 – Cumulative	Triptych PD
17 – Summary and Conclusions	Triptych PD

As confirmed in Chapter 01 – Statement of Competence, all consultants are qualified and/or experienced experts within their technical disciplines.

2.4 ABBREVIATIONS

Table 2.2 lists the most commonly used abbreviations used within this ESA.

Table 2.2 – Commonly Used Abbreviations

Abbreviation	Full Text
CWS	County Wildlife Site
EA	Environment Agency
EIA	Environmental impact assessment
ES	Environmental statement
ESA	Environmental statement addendum
FRA	Flood risk assessment
LNR	Local nature reserve

Abbreviation	Full Text
LPA	Local planning authority
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TA	Transport assessment
TAA	Transport assessment addendum