

CALDECOTE FARM

NEWPORT PAGNELL · MILTON KEYNES

CHAPTER 1

ENVIRONMENTAL STATEMENT

INTRODUCTION

JULY 2021

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1.1 BACKGROUND

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- 1.1.1 This Environmental Statement (ES) has been prepared by a specialist consultancy team on behalf of Newlands Developments Limited in support of a planning application for the development of an employment site.
- 1.1.2 The site comprises land at Caldecote Farm. It lies entirely within Milton Keynes, within the Town Council area of Newport Pagnell. The site lies within an area of land allocated within the Local Plan for a Strategic Urban Extension (SUE) comprising employment and residential uses.
- 1.1.3 The application seeks to develop the site for a high quality employment park of up to 78,429m² of floor space, alongside landscaping and improvement works at Marsh End roundabout and to the adjacent Willen Road, including the delivery of a new signalised junction.
- 1.1.4 A detailed description of the planning application's proposed development is provided at Chapter 2 of this ES.
- 1.1.5 This ES is submitted in support of the planning application for land at Caldecote Farm and should be read together with other material submitted with the application. Likely significant environmental effects have been examined as part of the Environmental Impact Assessment (EIA) of the proposed development. Effective mitigation measures have, where appropriate, been identified and assessed.

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1.2 THE REQUIREMENTS FOR ENVIRONMENTAL IMPACT ASSESSMENT

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- 1.2.1 The Environmental Statement (ES) has been prepared to comply with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 ("2017 Regulations"). The ES has been prepared in accordance with the requirements of the Regulations and in particular Schedule 4, which sets out the information for inclusion within an ES:
- 1.2.2 A description of the development, including in particular:
- A description of the location of the development;
 - A description of the physical characteristics of the whole development, including, where relevant, requisite demolition works and the land-use requirements during the construction and operational phases;
 - A description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
 - An estimate, by type and quantity, of expected residues and emissions such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases;
 - A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
- 1.2.3 A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.
- 1.2.4 A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.
- 1.2.5 A description of the likely significant effects of the development on the environment resulting from, inter alia:
- The construction and existence of the development, including, where relevant, demolition works;
 - The use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
 - The emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
 - The risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
 - The cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
 - The impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
 - The technologies and the substances used.
- 1.2.6 The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).
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- 1.2.7 A description of the forecasting methods or evidence used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.
- 1.2.8 A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented or offset, and should cover both the construction and operational phases.
- 1.2.9 A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(2) of the European Parliament and the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.
- 1.2.10 A Non-Technical Summary of the information provided above.
- 1.2.11 A reference list detailing the sources used for the descriptions and assessments included in the Environmental Statement.

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1.3 SCOPE AND CONTEXT OF THE ENVIRONMENTAL STATEMENT

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- 1.3.1 The main subject areas covered within the ES are set out below.
- Development proposals
 - Planning policy
 - Socio-economic aspects
 - Landscape and visual effects
 - Ecology and nature conservation
 - Geology, soil and groundwater (Ground Conditions)
 - Flood Risk and Drainage
 - Noise and vibration
 - Air quality
 - Lighting
 - Transportation
 - Cumulative effects
 - Non-technical summary
- 1.3.2 Cumulative effects may be broadly defined as the effects of the proposed development when assessed cumulatively in the context of other future projects. They may result from:
- Temporary or permanent effects;
 - The interaction of different effects over time;
- 1.3.3 A number of effects at different locations, not necessarily significant individually, but which collectively may constitute a significant effect.
- 1.3.4 An assessment of each topic and its associated impacts has been prepared and presented within the ES. Assessment methodology for each topic area broadly involves the following stages:
- Description of existing baseline environmental conditions formulated by site visits, surveys and collected information.
 - Introduction and adoption of appropriate criteria and conjecturing methods to enable the significance of change to the environment to be assessed.
 - Reasoned prediction of the nature and significance of changes to the local environment as a consequence of the construction and operational activities of the proposed development.
 - Identification of mitigation measures, if and where appropriate, which would eliminate or minimise significant effects.
 - Reference to any residual effects that may occur after mitigation has been implemented.
- 1.3.5 Environmental effects are assessed by accepted quantifying methods. In cases such as visual impact, where the effects cannot be scientifically measured it has been necessary to define specific criteria and thresholds to enable these effects to be measured and compared.
- 1.3.6 During the iterative processes of the scheme, preparation and evaluation, various different “site areas” have been identified. As a consequence, the identification of the site boundary on some of the survey material may differ from the “red line” application plan.

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1.4 'COMPETENT EXPERTS' STATEMENT

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1.4.1 Part 5 [S18 (5)] of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 requires:

- The developer must ensure that the Environmental Statement is prepared by competent experts; and
- the Environmental Statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.

1.4.2 This ES has been prepared by a team of highly qualified and experienced consultants, who are expert in their subject areas. A full list of those organisations who have contributed to this document is set out below:

Chapter	Title	Competent Expert
Chapter 1	Introduction	Oxalis Planning Limited
Chapter 2	Development Proposals	Oxalis Planning Limited
Chapter 3	Planning Policy	Oxalis Planning Limited
Chapter 4	Socio-Economics	Oxalis Planning Limited and Burbage Realty
Chapter 5	Landscape and Visual Effects	FPCR
Chapter 6	Ecology and Nature Conservation	FPCR
Chapter 7	Geology, Soils and Groundwater	BWB Consulting
Chapter 8	Flood Risk and Drainage	BWB Consulting
Chapter 9	Noise and Vibration	Vanguardia
Chapter 10	Air Quality	Vanguardia
Chapter 11	Lighting	Vanguardia
Chapter 12	Transport	ADC Infrastructure
Chapter 13	Cumulative Effects	Oxalis Planning Limited

1.4.3 Detailed Competent Experts Statements for the organisations who contributed to the ES can be found at Appendix 1.1 of this Chapter.