

IDI Gazeley UK Ltd  
**Magna Park Extension: Hybrid Application**

ES Chapter 1: Introduction



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### List of Technical Appendices in Environmental Statement: Volume 3

Appendix A1: Application Drawings and Plans

## **1 Introduction**

### **The Environmental Statement**

- 1.1 This document is an Environmental Statement (ES) for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) and referred to hereafter as ‘the EIA Regulations’.
- 1.2 The ES accompanies IDI Gazeley’s part outline and part detailed (hybrid) planning application. The application proposals include distribution and warehousing with ancillary office space; the National Centre for Logistics Qualifications and its campus; small business space and estate office; related access; SUDS; Bittesby Country Park and service facilities (all in outline) and a HGV facility and rail freight terminal (in detail). A detailed description of the existing site and the proposed development is set out in Chapter 2.

### **Structure and Content of the Planning Application**

#### ***Related Documents***

- 1.3 The application is submitted in full and is supported by the technical documents set out below.
  - Agricultural Land Quality Assessment
  - Arboricultural Report
  - Contaminated Land Statement
  - Design and Access Statement
  - Draft Section 106 legal obligation heads of terms (HOTs)
  - External Lighting Strategy
  - Flood Risk Assessment and Drainage Strategy
  - Noise and Vibration Statement
  - Planning Statement
  - Site Wide Travel Plan
  - Statement of Community Involvement
  - Transport Assessment
  - Travel Plan for the National Centre for Logistics Qualifications
- 1.4 The Environmental Impact Assessment (EIA) has been conducted with regard to the following plans and drawings, which are submitted as part of the application. The drawings and plans are provided in Appendix A.1.

	Drawing Reference
Outline and Detailed	
▪ Red Line Boundary Plan	3657-30-05
▪ Blue Line Boundary Plan	3657-32-04
▪ Site Location Plan	3657-31-01
Outline	
▪ Parameter Plan 1	3657-32-12
▪ Parameter Plan 2	3657-36
▪ Demolition Plan	3657-37
Detailed	
▪ Gatehouse and Training Centre Plans	3657-90-01
▪ Proposed Site Layout	3657-91-04
▪ Gatehouse and Training Centre Sections	3657-92-01
▪ Fuel Island	3657-93-02
▪ Vehicle Wash	3657-94-02
▪ Gatehouse and Training Centre Elevations	3657-96-01
▪ Proposed Fencing Plan	3657-110-03
▪ External Works Finishes Layout	3657-111-03
▪ Planting Plan 1 of 4 Woodland	15-0047-01
▪ Planting Plan 2 of 4 Ornamental Car Park	15-0047-02
▪ Planting Plan 3 of 4 Ornamentals External	15-0047-03
▪ Planting Plan 4 of 4 Grassland	15-0047-04
▪ Existing Tree Protection Plan	15-0047-05
▪ Bund Planting Plan	15-0047-07
▪ Sections at 5 and 15 years	15-0047-08

### ***Project Team***

- 1.5 The production of the ES has been coordinated by Now Planning and it presents the results of an EIA carried out by a number of technical specialists. The roles and responsibilities of each member of the team are set out in Table 1.1 below.

Table 1.1 EIA and Design Team

Organisation	Expertise/Input
Now Planning	Planning consultancy, socio-economic impacts and EIA co-ordination
Chetwoods	Architects and masterplanner
Capita	Flood risk, hydrology and geotechnical
AECOM	Transport, highways and access
Cole Jarman	Noise and vibration
Nicholas Pearson Associates	Landscape and visual impact assessment
Grant Associates	Landscape design
Air Quality Consultants	Air Quality
KTA	Lighting assessment and design
Hayden's Arboricultural Consultants	Arboriculture
Delta Simons	Ecology and geo-environmental
CgMs	Archaeology and heritage
Savills	Project management

### Structure of the ES

- 1.6 The Regulations stipulate that an ES must contain the information specified by Part 2 of Schedule 4 and such relevant information set out in Part 1 of the same Schedule as is reasonably required to assess the effects of the project. Table 1.2 addresses these requirements and identifies the relevant parts of the ES.

Table 1.2: Location of information within the ES

	Specified Information	Location in the ES
1	Description of the development, including in particular:	
	(a) A description of the physical characteristics of the whole development and the land-use requirements during construction and operational phases	Chapter 2 (The Proposed Development)
	(b) A description of the main characteristics of the production process	Chapter 2 (The Proposed Development)
	(c) An estimate, by type and quantity, of expected residues and emissions (air pollution, noise, vibration, light, heat, radiation etc) resulting from the operation of the proposed development	Chapter 7 (Noise & Vibration); Chapter 8 (Hydrology); Chapter 9 (Landscape & Visual Effects); Chapter 10 (Air Quality).
2	An outline of the main alternatives studied by the Applicant and an indication of the main	Chapter 2 (The Proposed Development)

	Specified Information	Location in the ES
	reasons for his choice, taking into account of the environmental effects	
3	A description of the aspects of the environment likely to be significant affected by the development, including, in particular, population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between the above factors	Chapter 5 (Socio-economic Effects); Chapter 6 (Traffic & Transport); Chapter 7 (Noise & Vibration); Chapter 8 (Hydrology); Chapter 9 (Landscape & Visual Effects); Chapter 10 (Air Quality); Chapter 11 (Heritage & Archaeology); Chapter 12 (Ecology); Chapter 13 (Summary & Impact Interactions).
4	A description of the likely significant effects of the development on the environment, which should cover the direct effects and any indirect, secondary, cumulative, short, medium and long-term, permanent and temporary, positive and negative effects of the development, resulting from:	
	(a) the existence of the development;	Chapter 5 (Socio-economic Effects); Chapter 6 (Traffic & Transport); Chapter 7 (Noise & Vibration); Chapter 8 (Hydrology); Chapter 9 (Landscape & Visual Effects); Chapter 10 (Air Quality); Chapter 11 (Heritage & Archaeology); Chapter 12 (Ecology); Chapter 13 (Summary & Impact Interactions).
	(b) the use of natural resources;	
	(c) The emissions of pollutants, the creation of nuisances and the elimination of waste,	
5	A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment	Chapter 5 (Socio-economic Effects); Chapter 6 (Traffic & Transport); Chapter 7 (Noise & Vibration); Chapter 8 (Hydrology); Chapter 9 (Landscape & Visual Effects); Chapter 10 (Air Quality); Chapter 11 (Heritage & Archaeology); Chapter 12 (Ecology); Chapter 13 (Summary & Impact Interactions).
6	A non-technical summary of the information provided under paragraphs 1 to 5 of this Part	Non-Technical Summary (ES Volume 1)
7	An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information	Chapter 4 (Assessment Methodology) and individual subject chapters.

1.7 The ES is presented in three volumes:

- Volume 1: Non-Technical Summary
- Volume 2: Main Report
- Volume 3: Technical Appendices

1.8 The Main Report of the ES follows the structure set out in Table 1.3 below.

Table 1.3: ES Chapters

<b>Part A: The Proposed Development and Environmental Setting</b>	
<b>1</b>	<b>Introduction</b> The Environmental Statement Related Documents Structure of the Environmental Statement
<b>2</b>	<b>The Proposed Development</b> Description of the Proposed Development Description of Site and Surroundings History of Site Construction Incorporated Mitigation Alternatives Considered The Planning Application
<b>3</b>	<b>Planning and Policy Context</b> Introduction Development Plan Policy National Planning Policy National Planning Practice Guidance
<b>4</b>	<b>Assessment Methodology</b> Introduction The EIA Regulations Environmental Impact Assessment Process Screening and Scoping Consultations Committed Developments Assessment Methods & Significance Baseline Conditions Mitigation through Design and Enhancement of Positive Effects Assumptions & Technical Limitations Uncertainties Cumulative Effects Impact Interactions
<b>Part B: Assessment of Environmental Effects</b>	
<b>5</b>	<b>Socio-economic Effects</b>
<b>6</b>	<b>Traffic and Transport</b>
<b>7</b>	<b>Noise and Vibration</b>
<b>8</b>	<b>Hydrology</b>
<b>9</b>	<b>Landscape and Visual Effects</b>
<b>10</b>	<b>Air Quality</b>
<b>11</b>	<b>Heritage and Archaeology</b>
<b>12</b>	<b>Ecology and Nature Conservation</b>
<b>13</b>	<b>Summary and Impact Interactions</b> Introduction Summary of Potential Effects Impact Interactions
<b>Abbreviations and Glossary of Terms</b>	

## List of Technical Appendices in ES Volume 3

Appendix A1: Application Drawings and Plans