

# 1 INTRODUCTION

## Introduction

- 1.1 This Environmental Statement (ES) has been prepared for Aviva Life & Pensions UK Limited (hereafter referred to as 'the Applicant'), in accordance with the statutory procedures set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017<sup>1</sup> (hereafter referred to as 'the EIA Regulations').
- 1.2 The ES relates to the intended redevelopment (hereafter referred to as 'the proposed development') of the Reading Station Park, Reading, within the jurisdiction of Reading Borough Council (RBC) (hereafter referred to as 'the application site'). This ES accompanies an application by the Applicant for outline planning permission for the proposed development on the application site ('the application').
- 1.3 Outline planning permission is being sought, because the exact mix of uses (commercial and residential) and site layout and specifications is not known at the present time, and will be subject to market demand at the time of the scheme being delivered.
- 1.4 The Applicant recognises that the proposed development falls within Schedule 2, Category 10b of the EIA Regulations as an 'urban development project' which, owing to its nature, scale and location, has the potential to give rise to significant effects on the environment. The Applicant has therefore commissioned an environmental impact assessment (EIA) for the proposed development, the findings of which are presented within this ES.
- 1.5 The ES comprises the following:
  - Non-Technical Summary (NTS);
  - Volume 1: Environmental Statement Main Report (this document);
  - Volume 2: Townscape, Visual and Built Heritage Assessment;
  - Volume 3: Technical Appendices.
- 1.6 EIA is a formal process in which the likely significant effects of certain types of development projects on the environment are identified, assessed and reported upon. For certain types of development, the process must be followed in order for such effects to be taken into account before a decision is made on whether planning permission should be granted.
- 1.7 This ES presents the results of the EIA that has been undertaken of the proposed development. In accordance with the EIA Regulations, the ES reports on the potential environmental impacts and likely significant environmental effects of the proposed development during the demolition and construction stage, as well as during the subsequent completion and operational stage.
- 1.8 The EIA has taken into account the mitigation measures that are being proposed by the Applicant, including those measures that have been integrated into the planning and design of the proposed development to prevent and, where prevention is not possible, to reduce and/or mitigate likely significant adverse effects. It then evaluates the significance of the residual effects.
- 1.9 Further information on how the scope of the EIA was defined and on the structure of this ES, is provided in Chapter 2: EIA Process and Methodology.

- 1.10 The EIA has been carried out by Ramboll UK Limited ('Ramboll') and a number of technical specialists. The EIA specialists, in addition to the Applicant's wider design and planning team, are presented in Table 1.2, along with their respective disciplines.
- 1.11 RBC is the 'relevant planning authority' for the purposes of the EIA Regulations and will determine the application taking into account the likely significant environmental effects of the proposed development as determined through the EIA process.
- 1.12 This chapter provides a general description of the application site, the relevant planning context, planning application details, as well as the content and structure of the ES. More detailed information on the application site is provided in the technical assessments of this Volume, as well as ES Volume 2.
- 1.13 The proposed development that has been assessed within the EIA is as described in Chapter 4: Proposed Development Description and Chapter 5: Demolition and Construction Environmental Management of this Volume.

## Development Context

### Application Site Location and Context

- 1.14 The application site is located at national grid reference SU 71399 74085, within Reading city centre, as shown in Figure 1.1.
- 1.15 Geographically, the application site is located approximately:
  - 150 m south-west of the River Thames; and
  - 50 m north of Reading Railway Station.
- 1.16 The application site is located within the electoral ward of Abbey, which has a population of approximately 14,700 people. Abbey ward has a younger population profile than both the RBC area and England. The 2011 Census recorded approximately 65,551 households in the RBC area, 10% of which (6,783) are within Abbey ward.
- 1.17 Accommodation within the study area is mainly private rented (51 %), which is in contrast to the RBC area and England where the majority of accommodation is owner occupied (55 % and 63 % respectively). Only 28 % of accommodation in the study area is owner occupied.
- 1.18 According to the Indices of Deprivation 2019<sup>2</sup>, the RBC area is ranked the 141<sup>st</sup> most deprived local authority in England (out of 326).
- 1.19 As shown in Figure 1.2, the wider context of the application site is characterised by urban development with a fragmented mixture of commercial, industrial and residential uses.

<sup>1</sup> Secretary of State, 2017. Town and Country Planning (Environmental Impact Assessment) Regulations 2017, London, HMSO.

<sup>2</sup> Ministry of Housing, Communities and Local Government, 2019. The English Indices of Deprivation 2019, London, MHCLGH.

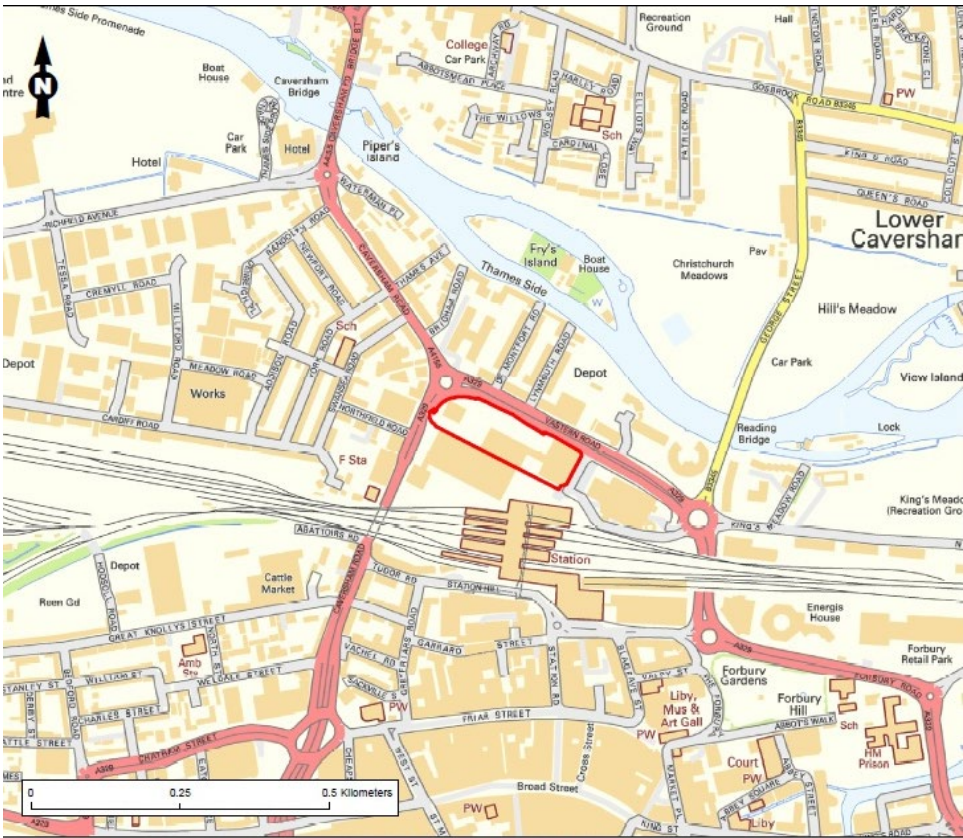


Figure 1.1: Application Site Location Plan

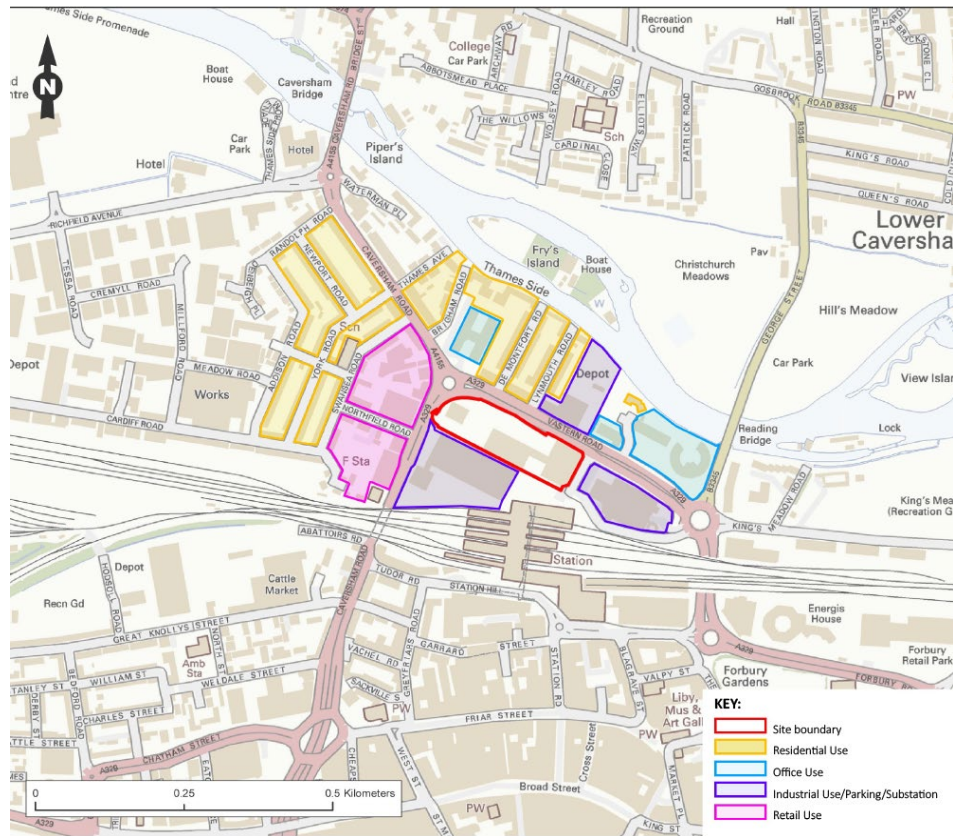


Figure 1.2: Existing Surrounding Land Uses

## Application Site Description

- 1.20 The application site boundaries are defined by:
- Vastern Road (A329) to the north, beyond which are residential units and a Scottish and Southern Energy (SSE) office unit;
  - Trooper Potts Way to the east, beyond which is Reading Railway Station car park;
  - Network Rail Thames Valley Area site office to the south, beyond which is Reading Railway Station railway lines; and
  - Caversham Road to the west, beyond which are a range of commercial, residential and industrial units.
- 1.21 The application site covers an area of approximately 1.77 hectares (ha). The application site lies at an elevation of between approximately 37.8 and 38.8 m Above Ordnance Datum (m AOD).
- 1.22 Representative photographs of the application site are shown in Figure 1.3.



South-east facing view of Aldi and the Range from Vastern Road



South-west facing view of TGI Fridays from Vastern Road



North-west facing view from behind commercial units in the south of the application site



South facing view of Reading Railway Station from Trooper Potts Way

Figure 1.3: Application Site Photographs

- 1.23 The application site is occupied by a commercial unit (including an Aldi, The Range, Mothercare and Majestic Wine) and a separate building in restaurant use (TGI Fridays), associated surface car parking, and delivery yard. The units are low rise, approximately 2-3 storeys high. There is currently provision for 280 surface car parking spaces.
- 1.24 There are no existing basements on the application site.
- 1.25 An electrical sub-station is located in the shared service yard within the southern extent of the application site adjacent to the site boundary, which is owned and operated by SSE Power Distribution. A second electrical sub-station is located off-site, immediately adjacent to the south-western application site boundary.
- 1.26 On-site habitats comprise buildings, hardstanding, amenity grassland, introduced shrub, scattered trees, and slate chippings.

## Environmental Sensitivity

- 1.27 The application site is a site of a utilitarian character, comprising retail warehouse buildings; hard standing serving as frontage car parking and a service yard to the rear of the retail units; a restaurant, with associated hard landscape; and soft landscape forming the southern edge of Vastern Road and eastern edge of Caversham Road. This includes soft landscape including a number of canopy trees, in addition to grass and shrub planting.
- 1.28 The nearest surface water feature is the River Thames located 150 m north-east of the application site. There are three surface water abstractions within 2 km of the application site; however, none of the abstractions are for sensitive uses such as for public potable water supply.
- 1.29 The majority of the application site (approximately 95 %) is located in Flood Zone 2 (Medium Probability). Small areas (<5 %) in the west and centre of the application site are located in Flood Zone 1 (Low Probability), and a small portion (< 5 %) of the north-eastern site boundary is located in Flood Zone 3 (High Probability) where the annual probability of flooding from rivers is 1 in 100 (1%) or greater, and from the sea is 1 in 200 (0.5 %) or greater.
- 1.30 The application site is underlain by Clay and Silt (Unproductive Strata), which is further underlain by a Principal Aquifer. There are 10 groundwater abstractions recorded within 2 km, none of which are for public potable water supply. The abstractions are considered likely to be from the Chalk Principal Aquifer, which is separated from the Made Ground by the low permeability Langley Silt Member. The clay and silt deposits can be expected to provide some protection to downward migration of contamination (if present) within groundwater. The application site is not located within a groundwater Source Protection Zone.
- 1.31 No Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Site of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) or Local Nature Reserves (LNRs) are located within 1 km of the application site.
- 1.32 Three Local Wildlife Sites (LWS's) are located within 1 km of the application site. This includes Cow Lane Depot designated for habitats including mature trees, scrub, open water with swamp and tall herb grassland; The Warren Woodlands Complex designated as it is a woodland complex of six sites; and The Coal Kennetmouth and Kings Meadow East designated for habitats including mature trees, banks of Rivers with wetland species and areas of grassland.
- 1.33 The application site is not subject to any environmental designations such as listed buildings, scheduled monuments and it is not within an area of archaeological potential as designated by RBC.
- 1.34 There have been no archaeological investigations within the application site but 29 have been carried out within the study area (550 m radius of the application site). Of these there are four which are within 50

to 150 m of the application site; two are to the north on the northern side of Vastern Road (the A329), one on the eastern side of Vastern Road/Forbury Road (the A329) and one to the south side of the railway lines and west of Reading Railway Station. All these investigations recorded approximately 2 m of made ground directly over alluvium. Further, none of the investigations recorded buried heritage assets earlier than the late post medieval, i.e. 1800s and onwards.

- 1.35 The application site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments or registered parks and gardens. There are also no statutory listed buildings on the application site, or in its immediate vicinity. The closest listed building is the Grade II listed Main Building of Reading Station approximately 130 m south of the application site. There are 25 Grade II listed buildings within 500 m of the application site including the Grade II\* town council chamber and offices with clock tower (Listing Entry 1113400) and the Grade I Listed Greyfriars Church (Listing Entry 1321952).
- 1.36 The application site is not within or adjacent to a Conservation Area (CA). The closest CA is Market Place/London Street Conservation Area located approximately 390 m south-east of the application site. The Forbury Garden Registered Grade II is a registered park and garden located 430 m from the application site centre.
- 1.37 The application site and its immediate setting fall within Reading Tall Building Strategy (RTBS) (2018)<sup>3</sup> Character Area 22: Vastern Road. The northern edge of the application site immediately abuts Character Area 12 - Caversham Road. Character Area 1 - Station Hill abuts the boundary of Character Area 22 to the south and Character Area 23 - King’s Meadow abuts the northern and eastern boundaries of Character Area 22.
- 1.38 The application site is located within an urban area, comprising a mix of different uses including commercial and residential developments. The application site benefits from good transport infrastructure in close proximity which facilitates travel by non-car modes such as walking, cycling and public transport.
- 1.39 The application site is located approximately 50 m north of Reading Railway Station, which can be accessed by pedestrians via Caversham Road.
- 1.40 There are six bus stops accessible within 400 m of the application site on Trooper Potts Way to the east of the application site and on Caversham Road to the west and north-west. There are approximately 12 different bus services available from these stops combined.
- 1.41 There are good walking linkages in the local area, with extensive footway provision along Caversham Road, Vastern Road and Trooper Potts Way.
- 1.42 Due to the application site’s urban location, the main existing noise sources comprise road traffic noise from the A329 and noise from passing trains from Reading Railway Station located approximately 50 m south of the application site. The application site is surrounded by residential dwellings to the north and west.
- 1.43 The application site is located within the Reading Air Quality Management Area (AQMA) which covers the town centre and areas along the major arterial roads leading into Reading. The AQMA was declared for exceedances of the annual mean NO<sub>2</sub> objective.
- 1.44 The Ockem Controls of Major Accidents Hazards (COMAH) Establishment is located approximately 1.65 km east of the application site. The application site does not lie within the consultation zones of the COMAH Establishment.
- 1.45 A selection of the key considerations is presented spatially in Figure 1.4.

<sup>3</sup> Reading Borough Council, 2018. Reading Tall Buildings Strategy Update Note 2018. RBC.

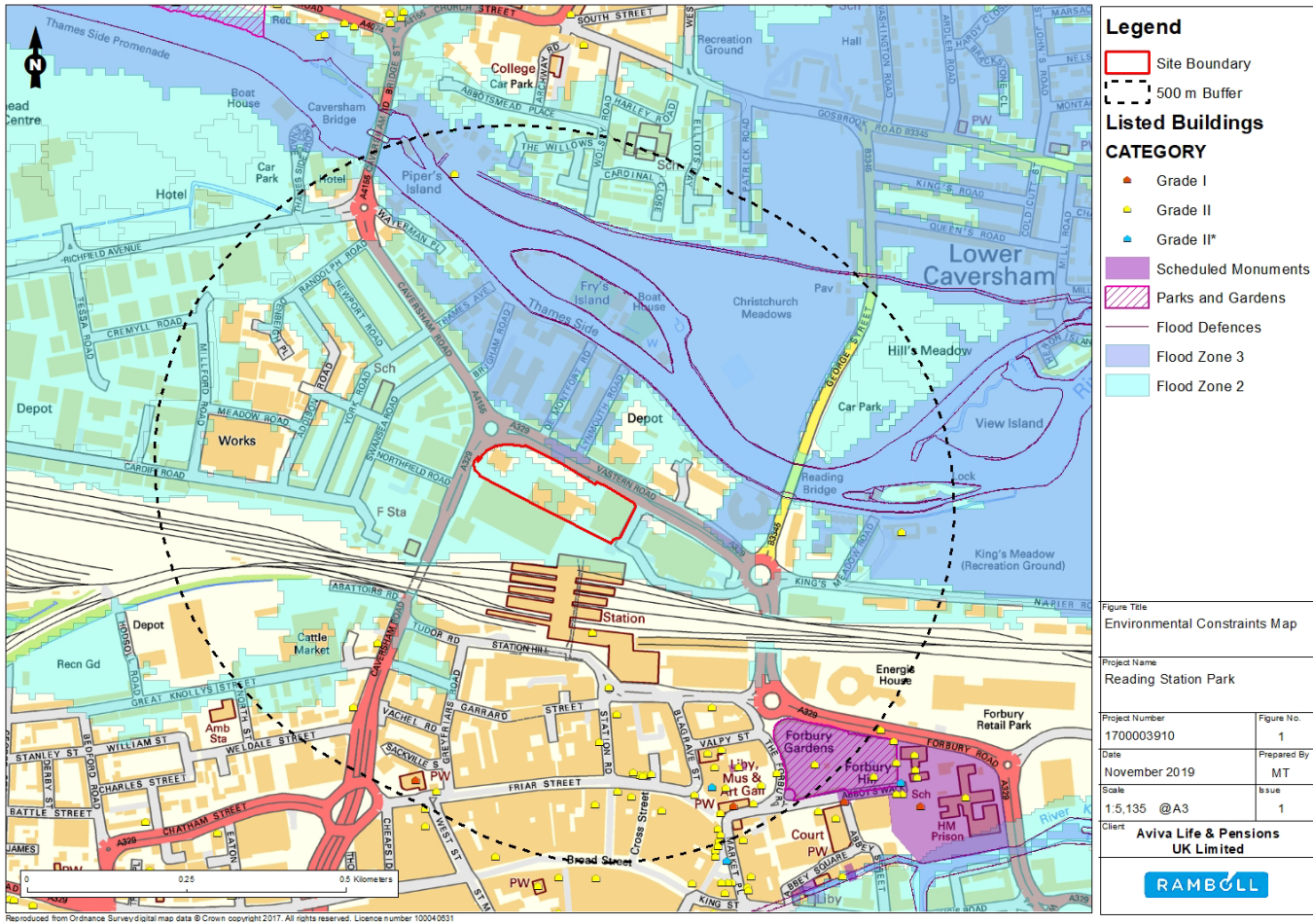


Figure 1.4: Surrounding Environmental Considerations

## Planning Context

### Planning Policy Context

- 1.46 It is necessary to consider the proposed development against relevant policies and guidance at national, regional and local levels. At the national level, planning policy is contained within the National Planning Policy Framework (NPPF)<sup>4</sup>.
- 1.47 The Ministry of Housing, Communities and Local Government published the revised NPPF on 24 July 2018, and was then updated on 19 February 2019. It sets out the Government's planning policies for England. It provides within a single document the greater part of national planning policy advice and articulates the Government's vision for delivering sustainable development. The NPPF is supported by the online National Planning Practice Guidance (PPG) and both are a material planning consideration.
- 1.48 The EIA has regard to the following local planning documents:
- Reading Borough Local Plan (2019)<sup>5</sup>; and
  - Reading Station Area Framework (2010)<sup>6</sup>.

1.49 The new Local Plan for Reading has been formally adopted following a committee meeting on 5 December 2019, superseding the Reading Borough Local Development Framework Core Strategy (2015)<sup>7</sup>. The Local Plan will decide how the town is developed over the next 17 years, dictating how residential dwellings can be built in the future and provide a blueprint for important developments.

## Planning History

1.50 Table 1.1 summarises the key planning history of most relevance to the application site and provides background to the existing and consented land uses at the application site.

| Table 1.1: Application Site Planning History |                                                                                                                                                                                                                       |          |                  |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------|
| Application Number                           | Development                                                                                                                                                                                                           | Decision | Date of Decision |
| 87/TP/1105                                   | Development of site to provide three retail warehouses, one restaurant, together with car parking, internal site roads, service area and landscaping on land at junction of Caversham Road and Vastern Road, Reading. | Approved | 18/03/1988       |
| 070767                                       | Minor external alterations to shopfront, erection of canopy to front of building, minor external alterations to south-east elevation and siting of secure compound in rear service yard.                              | Approved | 30/10/2007       |
| 071279                                       | Change of use of 2322 m <sup>2</sup> of ground floor from retail (A1) to leisure (D2) or retail (A1).                                                                                                                 | Approved | 11/04/2008       |

## Application Details

1.51 The description of the proposed development as stated on the application form is:

"Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Demolition and redevelopment to comprise: up to 115,000 sqm GEA in one or more land uses comprising: Residential (Class C3 and including PRS); Offices (Use Class B1(a); development in Use Classes A1, A2, A3 (retail), A4 (public house), A5 (take away), C1 (hotel), D1 and D2 (community and leisure); car parking; provision of new plant and renewable energy equipment; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure; engineering operations. All development, works and operations to be in accordance with the approved Development Parameters Schedule and Plans."

## Applicant

1.52 The Application is submitted on behalf of Aviva Life & Pensions UK Limited. The application is by care of:

Barton Willmore Partnership  
7 Soho Square  
Soho  
London  
W1D 3QB

<sup>4</sup> Department for Communities and Local Government, 2019. The National Planning Policy Framework. HMSO.

<sup>5</sup> Reading Borough Council, 2019. Reading Borough Local Plan. RBC.

<sup>6</sup> Reading Borough Council, 2010. Reading Station Area Framework. RBC.

<sup>7</sup> Reading Borough Council, 2015. Reading Borough Local Development Framework. Core Strategy.

# Project Team

1.53 The Applicant has appointed a design team to assist in the development of the application and has concurrently appointed an EIA team to undertake the EIA and prepare the ES in accordance with Regulation 18(5)(a) of the EIA Regulations. The team members and their respective roles are presented in Table 1.2.

| Table 1.2: Design and EIA Team              |                                                                                                                                                                          |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Company                                     | Role                                                                                                                                                                     |
| WT Partnership                              | Project Managers                                                                                                                                                         |
| Barton Willmore                             | Planning Consultants                                                                                                                                                     |
| Collado Collins                             | Architect                                                                                                                                                                |
| Fabrik                                      | Landscape Architect                                                                                                                                                      |
| Cole Easdon                                 | Transport and Highways Consultant                                                                                                                                        |
| Cast Consult                                | Cost Consultant                                                                                                                                                          |
| Mace                                        | Construction Advisor                                                                                                                                                     |
| Watkins Payne Partnership                   | Site Wide Utilities Consultant and Sustainability Consultant                                                                                                             |
| RPS Group                                   | Waste Consultant                                                                                                                                                         |
| Simpson Associates Consulting Engineers LLP | Flood Risk and Drainage Consultant                                                                                                                                       |
| Ramboll                                     | ES Project Manager and Co-ordinator, Air Quality Assessment, Noise and Vibration Assessment, Ecological Impact Assessment, Ground Conditions Preliminary Risk Assessment |
| Barton Willmore                             | Socio-Economic Assessment                                                                                                                                                |
| Barton Willmore                             | Townscape/Landscape and Visual Assessment                                                                                                                                |
| AVR London                                  | Verified Visual Images                                                                                                                                                   |
| CHP Surveyors                               | Daylight, Sunlight, Overshadowing and Solar Glare Consultant                                                                                                             |
| Museum of London Archaeology                | Archaeology Consultant, Built Heritage Consultant                                                                                                                        |
| Xi Engineering                              | Wind Microclimate Consultants                                                                                                                                            |
| Tim Moya Associates                         | Arboriculture Consultant                                                                                                                                                 |

# Environmental Statement

## Environmental Statement Structure

- 1.54 The ES comprises the following documents:
- Non-Technical Summary (NTS);
  - Volume 1: Main Environmental Statement, comprising the following chapters:
    - Table of Contents, List of Figures, List of Tables
    - Chapter 1: Introduction
    - Chapter 2: EIA Process and Methodology
    - Chapter 3: Alternatives and Design Evolution
    - Chapter 4: Proposed Development Description

- Chapter 5: Demolition and Construction Environmental Management
- Chapter 6: Socio-Economics
- Chapter 7: Air Quality
- Chapter 8: Noise and Vibration
- Chapter 9: Wind Microclimate
- Chapter 10: Daylight, Sunlight, Overshadowing and Solar Glare
- Chapter 11: Cumulative Effects
- Chapter 12: Summary of Residual Effects
- Glossary of Terms and Abbreviations
- Volume 2: Townscape, Visual and Built Heritage Assessment
  - Chapter 1: Townscape and Visual Impact Assessment
  - Chapter 2: Built Heritage Assessment
- Volume 3: Technical Appendices
  - Technical Appendix 1.1: IEMA Quality Mark Checklist
  - Technical Appendix 1.2: Regulation 18(5)(b) Statement
  - Technical Appendix 2.1: EIA Scoping Report
  - Technical Appendix 2.2: Ground Conditions Preliminary Risk Assessment
  - Technical Appendix 2.3: Ecological Impact Assessment
  - Technical Appendix 2.4: Flood Risk Assessment
  - Technical Appendix 2.5: Historic Environment Assessment
  - Technical Appendix 2.6: Summary Planning Policies
  - Technical Appendix 7.1: Environmental Health Officer Consultation
  - Technical Appendix 7.2: Legislation, Dust Risk Methodology, Model Verification
  - Technical Appendix 8.1: Legislation and Guidance
  - Technical Appendix 8.2: Baseline Survey
  - Technical Appendix 8.3: Construction Plant Noise
  - Technical Appendix 8.4: Site Suitability
  - Technical Appendix 8.5: Daytime Ambient Noise Levels
  - Technical Appendix 9.1: Wind Microclimate Results
  - Technical Appendix 10.1: Drawings of the Baseline, the Proposed Development and the Cumulative Scenario
  - Technical Appendix 10.2: Daylight and Sunlight Results for Neighbouring Properties for both the Proposed Development and the Cumulative Scenario
  - Technical Appendix 10.3: Overshadowing Assessment
  - Technical Appendix 10.4: Solar Glare Assessment

## Environmental Statement Content

1.55 The required content of an ES is set out in Schedule 4 of the EIA Regulations. Table 1.3 presents these requirements and indicates where in this ES the requirements have been met.

| Table 1.3: EIA Regulations Schedule 4 Requirements |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                               |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Required Information                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Section of ES                                                                                                                                                                                                 |
| <b>Part I</b>                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                               |
| 1                                                  | A description of the development, including in particular: <ul style="list-style-type: none"> <li>a description of the location of the proposed development;</li> <li>a description of the physical characteristics of the proposed development, including, where relevant, requisite demolition works, and the land-use requirements during the operation stage;</li> <li>a description of the main characteristics of the operational phase of the proposed 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;</li> <li>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 operation stage.</li> </ul> | Volume 1: ES Chapter 1: Introduction, ES Chapter 4: Proposed Development Description, ES Chapter 5: Demolition and Construction Environmental Management.<br>ES Chapters 6-12, Volume 1<br>ES Volumes 2 and 3 |
| 2                                                  | A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the Applicant, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ES Chapter 3: Alternatives and Design Evolution, Volume 1                                                                                                                                                     |
| 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 proposed 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ES Chapter 3: Alternatives and Design Evolution, Volume 1                                                                                                                                                     |
| 4                                                  | A description of the factors specified in Regulation 4(2) likely to be significantly affected by the proposed 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, and the interaction between such factors.                                                                                                                                                                                                                                                                                                                               | ES Chapters 6-12, Volume 1, ES Volumes 2 and 3                                                                                                                                                                |
| 5                                                  | A description of the likely significant effects of the proposed development on the environment resulting from, <i>inter alia</i> : <ul style="list-style-type: none"> <li>a) the existence of the development;</li> <li>b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;</li> <li>c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;</li> <li>d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);</li> <li>e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems</li> </ul>                                                                                                        | ES Chapters 4-12, Volume 1, Volumes 2 and 3                                                                                                                                                                   |

| Table 1.3: EIA Regulations Schedule 4 Requirements |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                          |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Required Information                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Section of ES                                                                                                                                            |
| <b>Part I</b>                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                          |
|                                                    | <p>relating to areas of particular environmental importance likely to be affected or the use of natural resources;</p> <p>f) 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; and</p> <p>g) the technologies and the substances used.</p> <p>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.</p> <p>The description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the proposed development, including in particular those established under Council Directive 92/43/EEC and Directive 2009/147/EC.</p> |                                                                                                                                                          |
| 6                                                  | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | ES Chapters 6-12, Volume 1<br>ES Volumes 2 and 3                                                                                                         |
| 7                                                  | 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). The description should explain the extent to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover the operation stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ES Chapter 5: Demolition and Construction Environmental Management, Volume 1<br>Mitigation sections of ES Chapters 6-12, Volume 1 and ES Volumes 2 and 3 |
| 8                                                  | 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(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom 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.                                                                                                                              | ES Chapters 6-12, ES Volume 1 ES Volumes 2 and 3                                                                                                         |
| 9                                                  | A non-technical summary of the information provided under paragraphs 1 to 8.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Non-Technical Summary                                                                                                                                    |
| 10                                                 | A reference list detailing the sources used for the descriptions and assessments included in the ES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ES Chapters 1-12, ES Volume 1 ES Volumes 2 and 3                                                                                                         |

# Environmental Statement Good Practice

- 1.56 As with EIA, good practice in the preparation of the ES is defined in a number of sources, with more specific issues covered by ES review checklists. Many of these checklists are very detailed and go to some length. In terms of widely applicable and practical guidance, the Institute of Environmental Management and Assessment (IEMA) Quality Mark indicator check has been referenced in undertaking the EIA and in producing this ES as described in Technical Appendix 1.1, ES Volume 3.
- 1.57 Ramboll is a Registrant on the IEMA Quality Mark. Accordingly, as part of Ramboll’s QA procedures and Quality Mark Commitments, the EIA has been undertaken to meet the Quality Mark Commitments as set out in Technical Appendix 1.1, ES Volume 3.
- 1.58 As required by Regulation 18(5)(b), Technical Appendix 1.2 presents a statement from the Applicant outlining the relevant expertise or qualifications of the competent experts that have undertaken the EIA and prepared this ES.