

**LAND AT UPPER COSMESTON FARM,
LAVERNOCK ROAD, PENARTH**

ENVIRONMENTAL STATEMENT - ADDENDUM

**VOLUME 2
CHAPTER 1: INTRODUCTION**

Updates to Chapter:

Reference added at Paragraph 1.4.1 to refer to inclusion of Heritage within scope.

Additional bullet point added at the end of Paragraph 1.4.2.

Reference added at Paragraphs 1.63-1.64 regarding new Heritage chapter (Chapter 12).

1. INTRODUCTION

FOREWORD

- 1.1.1 This Environmental Statement has been prepared for Austin-Smith – Lord on behalf of the Welsh Government to accompany an outline planning application submitted to The Vale of Glamorgan Council (VOGC) in respect of a proposed residential development, school, community facilities and associated works. The planning application description is as follows:

‘Outline application for residential development, a primary school, community space and 1 ha of Public Open Space with all matters reserved other than access.’

- 1.1.2 This Environmental Statement has been prepared in accordance with The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. It summarises the findings of the Environmental Impact Assessment (EIA) for the construction and operation of the proposed development, which has been deemed as necessary for the extent of the proposed development that is the subject of this outline planning application.

Screening/ Scoping Opinion

- 1.2 A screening and scoping opinion was requested from The Vale of Glamorgan Council on the 20th December 2018 in accordance with Regulation 6 and Regulation 14 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. On the 8th March 2019 a screening opinion was received from The Vale of Glamorgan Council’s Planning Department which confirmed that the scheme is considered to be EIA development. A copy of the screening opinion is provided at Volume 3, Appendix 1.1. On the 5th April 2019 a scoping opinion in relation to the development was received from The Vale of Glamorgan Council’s Planning Department. A copy of the document is attached at Volume 3 Appendix 1.2.

ENVIRONMENTAL STATEMENT

- 1.3 This Environmental Statement reports the Environmental Impact Assessment for the site in accordance with Schedule 4 of the EIA Regulations and with reference to Welsh Office Circular 11/99 Environmental Impact Assessment.

The Purpose of the Environmental Impact Assessment

- 1.3.1 In broad terms, Environmental Impact Assessment (EIA) is the process of establishing the existing environmental (baseline) conditions and compiling, evaluating and presenting the significant environmental effects of the proposed development. The assessment is designed to assist in producing an environmentally sympathetic development. Recognising the potentially significant adverse environmental effects will lead to the early identification and incorporation of appropriate mitigation measures into the design of the development. These effects are considered during the construction and operation stages of the proposed development. The main steps in the assessment procedure can be summarised as follows:-

- Examination of the environmental character of the area and whether it is likely to be affected by the proposed development through baseline studies and surveys;

- Consider the possible interactions between the proposed development and the existing and future site conditions;
- Predict the possible effects, both beneficial and adverse, of the development on the environment;
- Propose design and operation modifications or other measures to avoid, minimise, mitigate or compensate effects or to enhance positive effects.

This ES sets out the findings of the EIA. It includes:-

- A non-technical summary;
 - The results of the assessment for the development considered including the baseline environment, likely significant effects, mitigation measures and residual impacts;
- A summary of the beneficial and adverse effects of the proposed development

SCOPE AND CONTENT OF THE EIA

- 1.4 Scoping is the process of identifying the likely significant effects that should be considered in the Environmental Impact Assessment. These issues may arise during construction (which includes demolition) and eventual operation of a development. As part of the scoping process, assessment methods were identified and consultations were carried out to confirm the approach to be taken.
- 1.4.1 The scope for the EIA was developed following a formal scoping opinion from The Vale of Glamorgan Council (Volume 3 Appendix 1.2 refers). *Additionally, following the submission of the Planning Application, in light of the designation of the *Original house at Lower Cosmeston Farm* as a Grade II listed building on 15 October 2021, it was considered that a chapter on Heritage should be included within the ES (as opposed to a standalone Heritage Impact Assessment) to ensure that the environmental impact in heritage terms is fully assessed in line with the EIA regulations.*
- 1.4.2 The key issues identified by the Local Planning Authority and which are included in the content of this Environmental Statement, are as follows:-
- Landscape and Visual Impact;
 - Ecology;
 - Ground Conditions
 - Transportation; and,
 - Air Quality;
 - *An additional chapter is included within the ES Addendum which relates to Heritage.*
- 1.4.3 In addition to the issues identified by the LPA the following matters will be dedicated a chapter of ES:
- Planning Policy Context
 - Cumulative Impact
- 1.4.4 Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 sets out the information to be included in an Environmental Impact Assessment. The Directive and Regulations require that an Environmental Statement should include at least the following: -

- *A description of the development;*
- *A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale)*
- *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;*
- *A description of the factors specified in Regulation 4(2) likely to be significantly affected by the development;*
- *A description of the likely significant effects of the development on the environment.*
- *A description of the forecasting methods or evidence used to identify and assess the effects on the environment;*
- *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.*
- *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.*
- *A non-technical summary; and,*
- *A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.*

CUMULATIVE IMPACTS

- 1.5 The impacts from a single development may not be significant on their own but when combined with the effect of other past, present and future development could collectively become significant.

The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, Schedule 4, Paragraph 5 states: A description of the likely significant effects of the development on the environment. This description of the likely significant effects of the development on the environment must include ‘direct, indirect, secondary, cumulative, transboundary, short, medium and long-term, permanent and temporary, positive and negative’ effects of the proposed development on the environment, resulting from.

- a) The existence of the development;*
- b) The use of natural resources;*
- c) The emission of pollutants, the creation of nuisances and the elimination of waste*
- d) The risks to human health, cultural heritage or the environment;*
- e) The impact of the project on climate and the vulnerability of the project on climate change; and,*
- f) The technologies and the substances used.*

and the description by the applicant or appellant of the forecasting methods used to assess the effects on the environment.

- 1.5.1 In order to meet the requirements of the regulations the Environmental Statement has considered and assessed the cumulative impacts of the proposed development with any relevant past, present and future projects within the surrounding area and this detail is contained within Chapter 3: Cumulative Impacts and where relevant individual topic chapters of this Environmental Statement.

THE STRUCTURE OF THE ENVIRONMENTAL STATEMENT

- 1.6 The assessment described in this Environmental Statement (ES) relates to the design of the scheme as it stands in July 2019. The ES is published in three volumes: -
- Volume 1: Non-Technical Summary
 - Volume 2: Written Statement; and
 - Volume 3: Appendices to Written Statement
- 1.6.1 A summary of the Environmental Statement is provided in Volume 1 – Non-Technical Summary. Using non-technical language, this provides a summary of the proposed development, the main likely environmental effects, the proposed mitigation measures and the predicted residual effects of the proposed development.
- 1.6.2 Volume 2 contains preliminary chapters and technical chapters for all issues addressed in the EIA, with Volume 3 providing the appendices referenced in Volume 2.
- 1.6.3 The following table displays the structure of the ES including all the relevant volumes: -

Table 1-1: EIA Structure

Volume 1

- **Non-Technical Summary (NTS)**

Volume 2

- **Written Statement**

Chapter No.

Title

Chapter 1	Introduction
Chapter 2	The EIA Process
Chapter 3	Cumulative Impacts
Chapter 4	Site Context
Chapter 5	Project Description
Chapter 6	Planning Policy Context
Chapter 7	Landscape and Visual Impact
Chapter 8	Ecology
Chapter 9	Ground Conditions
Chapter 10	Transportation
Chapter 11	Air Quality
Chapter 12	Heritage
Chapter 13	Summary & Conclusions

Volume 3

- **Figures and Appendices to Written Statement**

THE CONSULTANT TEAM

- 1.6.4 The Environmental Impact Assessment will be managed by Asbri Planning Ltd, with the

assistance and guidance of the following: -

- The Environmental Dimension Partnership Ltd (EDP Ltd) – who undertook the Landscape and Visual Impact (Chapter 7) and Ecology (Chapter 8), and Heritage (Chapter 12) Assessments;
- ESP who undertook the Ground Conditions (Chapter 9) Assessment;
- Asbri Transport who undertook the Transport (Chapter 10) Assessment; and
- Air Quality Consultants who undertook the Air Quality (Chapter 11) assessment.

1.6.5 In accordance with Regulation 17 (4)(b) of the 2017 Regulations a statement describing the competency of those who prepared the Environmental Statement is provided at Volume 3, Appendix 1.3).

1.6.6 A hard copy of the ES, figures and appendices can be purchased for £250 each. A hard copy of the NTS can be purchased for £15 each. An electronic copy of the full ES can be purchased on CD for £15 each. All documents are available from:

Asbri Planning
Unit 9, Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Once the planning application is submitted, the ES will be available for public viewing during normal office hours from:

The Vale of Glamorgan Council
Planning Services
Dock Offices
Subway Road
Barry
CF63 4RT

01446 704656

planning@valeofglamorgan.gov.uk