

Former Brickworks Site Star Lane, Great Wakering



Environmental Reports Compendium

Prepared by Pegasus Group | On behalf of Inner London Group | February 2013 | I.0106



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1 Introduction

2 Landscape and Visual Assessment

3 Ecology Assessment

4 Flood Risk Assessment

5 Ground Conditions Assessment

6 Air Quality Assessment

7 Noise

8 Archaeology Desk Based Assessment

9 Summary

1 INTRODUCTION

1.1 Introduction

1.1.1 This compendium of environmental reports accompanies a planning application for the redevelopment of land at the Former Brickworks Site, Star Lane, Great Wakering. The context and extent of the site is shown on **Figures 1.1** and **1.2**.

1.2 Environmental Issues

1.2.1 The applicant requested a formal Screening Opinion in May 2012 from Rochford District Council (RDC) under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 for the development of up to 140 residential units. In June 2012 RDC provided a screening opinion confirming that they did not consider the proposals to constitute EIA Development in accordance with the EIA Regulations and therefore would not require an Environmental Statement to accompany a planning application.

1.2.2 In acknowledgement that the proposals have the potential to give rise to some environmental effect however none which are likely to be considered as significant as defined by the EIA Regulations environmental reports commissioned have been prepared to address the environmental issues which are considered pertinent to both the construction and operational phases of the proposed development. These are as follows:

- Landscape and Visual Assessment;
- Ecological Assessment;
- Archaeological Desk Based Assessment;
- Air Quality Assessment;
- Noise Assessment;
- Flood Risk Assessment;
- Ground Conditions Assessment.

1.2.3 A Transport Assessment has also been prepared in support of the application and is provided as a separate document.

1.3 Site Context

1.3.1 The site forms a small rectangular-shaped parcel of brownfield land to the south western extent of the settlement of Great Wakering.

1.3.2 To the south, a public footpath runs along the southern boundary of the site, accessed through an existing gateway off Star Lane in the west. The footpath is surfaced with hard core and links Star Lane in the west with the residential development at Alexandra Road in the east. A line of tall and dense vegetation abuts the footpath, physically and visually enclosing the Site and separating from the arable field to the south.

1.3.3 The eastern boundary of the site is defined by the extent of the concrete surface, which is bounded by a large spoil heap at present. To the immediate east of the site lies an area of ponds and associated vegetation that is designated as a Local Nature Reserve.

1.3.4 The northern boundary of the site abuts the Star Lane Industrial Estate and is formed by a tall post and wire fence, which is overgrown with gappy vegetation in places. Several warehouses and associated development abut the fence line.

1.3.5 The western boundary is defined by Star Lane, which runs the length of the western boundary, forming a link between the B1017 Southend Road to the north and the B1017 Poynters Lane to the south. A line of dense vegetation separates the site from the highway, and provides a degree of physical and visual screening to the site. There are two existing access points off Star Lane into the site.

1.4 Description of Proposed Development

1.4.1 The existing site will be redeveloped for residential purposes and will comprise 116 residential units ranging from one bedroom apartments to four-bedroom family homes. The proposed development is shown on **Figure 1.3**.

1.4.2 Vehicular access to the development will be achieved from a new priority (give way) T-junction which will be located on B1017 Star Lane. The existing access will be closed off and the footway and kerbing will be reinstated.

1.4.3 The majority of existing hedgerows and tree planting will be retained intact. These existing features are enhanced and extended with additional landscape boundary treatments.

1.4.4 New tree and hedge planting will link existing and new landscapes, helping to reinforce the green infrastructure.

1.5 Structure of the Environmental Reports Compendium

1.5.1 This document comprises a series of assessment reports regarding each of the environmental issues which have been identified as being of relevance in the consideration of this application. These studies are presented as standalone reports, including figures and appendices where appropriate. The compendium is structured as follows:-

- **Section 1** introduces the proposed development and identifies the environmental issues which the following reports address. It also sets out the structure of the compendium.
- **Section 2** is a landscape and visual assessment of the proposals which evaluates possible effects on sensitive receptors and the landscape resource.
- **Section 3** is an ecological assessment which ascertains the ecological value of the site and surrounding area and identifies any significant habitats and associated flora and fauna which require conservation and enhancement.
- **Section 4** contains the flood risk assessment for the site, which includes details of the drainage strategy proposed.
- **Section 5** is a ground conditions and contamination report, including a contaminated land assessment, which appraises both geotechnical conditions and land contamination associated with the ground at the site.
- **Section 6** is an air quality assessment report which considers the effects of the scheme upon the air quality environment in the vicinity of the site.
- **Section 7** is a noise assessment which details the current noise environment of the locality and assesses how this might affect the proposed scheme and, in turn, how traffic generated by the proposed development may affect the surrounding area.
- **Section 8** is an archaeological desk based assessment of the resource present at the site and the surrounding area which details the possible effects of the development proposals on these features.
- **Section 9** provides an overview and summary of the findings of the environmental reports.



KEY



Site Location

1.1
Site Context Plan

FIGURE
TITLE

1:200,000 @ A3

SCALE

I.0106_07-A

DWG. NO.





KEY

Application Site Boundary

Land within Applicants Control

1.2
Site Location Plan

FIGURE
TITLE

1:2500 @ A3
I.0106_07-B

SCALE
DWG. NO.





1.3
Proposed
Roof Plan

FIGURE
TITLE

1:1000 @ A3
I.0106_12-A

SCALE
DWG. NO.

