

---

**ENVIRONMENTAL STATEMENT  
NON-TECHNICAL SUMMARY**

**Proposal for Mixed Use Development  
at Land East of Wellingborough**

---

**PREPARED ON BEHALF OF BOVIS HOMES LTD, WILLIAM DAVIS LTD  
AND HALLAM LAND MANAGEMENT**

**AUGUST 2004**

**LOVEJOY  
CAXTON HOUSE  
1 FORE STREET  
BIRMINGHAM  
B2 5ER  
TELEPHONE: 0121 329 7676  
FACSIMILE: 0121 329 7677**

## CONTENTS

	<b>Page</b>	
1	Introduction	3
2	Methodology	3
3	Site Description and The Development Proposals	3
4	Statement of Key Issues	4
5	Planning / Environmental Context	5
6	Ecology	6
7	Material Assets, Cultural and Archaeological Heritage	6
8	Soils, Geology and Land Use	7
9	Landscape and Visual Impact	7
10	Lighting	8
11	Land Contamination	9
12	Water Quality	9
13	Drainage and Flooding	9
14	Transport	10
15	Noise	11
16	Air Quality	11
17	Socio Economic Assessment	11
18	Cumulative and Interactive Environmental Impacts	12
19	Summary Table	13

## FIGURES

1.1	Assessment Site Location
1.2	Planning Application Masterplan
1.3	Development Capacity Plan
1.4	Development Phasing
1.5	Development Framework

## **1. INTRODUCTION**

- 1.1.1 This Environmental Statement (ES) has been prepared by Lovejoy and a specialist consultant team to accompany the outline planning application submitted by Bovis Homes Ltd, William Davis Ltd, Hallam Land Management and the Wellingborough Landowners Group to the Borough Council of Wellingborough for the proposed development of ‘Wellingborough East’.
- 1.1.2 The assessment site (see Figure 1.1) is located on the eastern fringe of Wellingborough in Northamptonshire. It forms the main part of a Strategic Development Area (SDA) allocated in the Development Plan for the site. The assessment site totals approximately 460ha and comprises a mixture of previously developed and previously undeveloped land.
- 1.1.3 The proposals are for the strategic development of Wellingborough East including residential, employment, community, commercial and recreation development. The accommodation of these development elements is illustrated in the Masterplan (Figure 1.2). The proposals accord with the adopted Northamptonshire Structure Plan and Borough Council of Wellingborough Local Plan and the Supplementary Planning Guidance that has been prepared for the site by the Borough Council.

## **2. METHODOLOGY**

- 2.1.1 The approach taken in the preparation of the ES accords with the Town and Country Planning (Environmental Impact Assessment (England and Wales) Regulations 1999 and the Governments Good Practice Guide “Preparation of Environmental Statements for Planning Projects that Require Environmental Assessment: A Good Practice Guide 1999”. It aims to prevent a systematic analysis of the likely significant environmental effects of the proposed development and provides sufficient environmental information to allow the Borough Council to determine the planning application.
- 2.1.2 To measure how the environment may be affected by the proposed development, the existing conditions of the environment (the baseline) are recorded. These are then compared with predicted conditions arising from the proposed development. The difference between the two conditions is termed the “impact”. The effects of both the construction of the development and its occupation are examined. If significant adverse impacts are identified, measures to eliminate, minimise or compensate the adverse effects are outlined.

## **3. SITE DESCRIPTION AND THE DEVELOPMENT PROPOSALS**

### **3.1. THE SITE**

- 3.1.1 The site lies within the Borough of Wellingborough, immediately east of the town of Wellingborough. The site is located due east of the existing town centre and to the east of the railway line and train station.
- 3.1.2 From the centre of the site (South Hill Farm), at approximately 3km to the north, lies the town of Finedon, and 3 km to the south lies Irchester. The larger urban settlements of Rushden to the southeast, and Irthlingborough to the northeast, are located approximately 4km and 3.5km from the centre of the site respectively.
- 3.1.3 Land allocated for mixed use development at Eastfield Road to the west, Victoria Business Park, and land allocated for employment to the south of the railway line form part of the wider Wellingborough East SDA proposals. These are not, however, included in this application.
- 3.1.4 The current road network around the site consists of the A45 to the south; the A510 (Wellingborough to Finedon) to the northwest; and Ditchford Road (unclassified road) to the east. Sidegate Lane (a class C road) forms the northeastern site boundary, with the B571 Irthlingborough Road running broadly west to east across the site. The Midland Mainline railway line forms the western site boundary. The site is also crossed by a number of public rights of way.

3.1.5 To the north, south and east of the site, the predominant land-use surrounding the site is agricultural. Sidegate Lane landfill site lies to the northeast. There is little residential development within the site but there are a number of commercial uses. A traveller site 'Kangaroo Spinney' lies directly to the south of the site. The River Nene runs south of the assessment site and the River Ise runs north – south through the western part of the site.

### **3.2. PROPOSED DEVELOPMENT**

3.2.1 The development proposals comprise of a comprehensive mixed-use development. The outline planning application seeks permission to develop the following:

- Mixed use development (residential / employment / commercial / leisure);
- Three new schools (two primary, one secondary);
- One neighbourhood centre and two local centres (including community facilities);
- Town and Country Park (including visitor centre and car parks);
- Recreation space (for all ages);
- Multi modal transport interchange;
- New public transport links and walking and cycling routes;
- Infrastructure works including four new primary access roads; and
- Allotments;
- Burial ground;
- Local waste management facility;
- Strategic landscaping.

3.2.2 The development proposed is based on an integrated land-use and transportation approach. The Masterplan illustrates how the site should be developed in a comprehensive manner that ensures the creation of a sustainable expansion to Wellingborough. Despite the existence of potentially divisive features, including the railway line and Ise Valley, the Masterplan emphasises the existing radial structure of the town. It proposes to utilise the existing and proposed transport routes and enhance the existing landscape structure in such a manner that the development appears to be a natural and, therefore, fully integrated mixed use extension to the town. A full description of the Masterplan design is set out in the Masterplan report which accompanies the planning application.

3.2.3 A development phasing strategy covering the period to 2016 is proposed to ensure that the development proceeds organically and logically, but also in a viable manner. This will ensure that the provision of infrastructure and community facilities comes forward with the residential and employment development.

## **4. STATEMENT OF KEY ISSUES**

4.1.1 Lovejoy prepared a Scoping Report identifying the potential key environmental issues. The report was issued to the Borough Council of Wellingborough (BCW) on 11<sup>th</sup> September 2002. A formal response from BCW was received on 28<sup>th</sup> September 2002. The key issues identified were as follows:

- Land Contamination;
- Drainage and Flooding;
- Soils, Geology and Land Use;
- Landscape and Visual;

- Lighting;
- Ecology and Nature Conservation;
- Cultural and Archaeological Heritage;
- Transportation;
- Noise and Vibration;
- Air Quality; and
- Socio – Economic Issues.

## **5. PLANNING / ENVIRONMENTAL CONTEXT**

5.1.1 The national, regional, strategic, local policies and plans and supplementary planning guidance relevant to the environmental assessment of the proposed development have been examined in order to identify the environmental issues that require consideration.

### **5.2. NATIONAL POLICY**

5.2.1 Planning Policy Guidance Notes (PPGs) provide national guidance on planning matters, including environmental issues. Those that are considered relevant and which have been considered include: PPG1: General Policies and Principles; PPG3: Housing; PPG4: Industrial and Commercial Development and Small Firms; PPG7: The Countryside – Environmental Quality and Economic and Social Development; PPG9: Nature Conservation; PPG13: Transport; PPG15: Planning and Historic Environment; PPG16: Archaeology; PPG17: Planning for Open Space, Sport and Recreation; PPG24: Planning and Noise; and PPG25: Development and Flood Risk.

5.2.2 The Government is currently reviewing national planning policy as part of the reforms to the planning system. Under the new system Planning Policy Statements (PPS) will replace PPGs. Various consultation drafts have been published, two of which are relevant to the proposed development: Draft PPS1: Creating Sustainable Communities, and Draft PPS7: Sustainable Development in Rural Areas.

5.2.3 Additionally, in recent years a number of national policy statements and guidance have been produced which have environmental implications, principally related to issues of sustainability. These include: This Common Inheritance (1990), UK Sustainable Development Strategy (1994) and the Urban White Paper (2000). The Environmental Impact Assessment Regulations and Circular 2/99: Environmental Impact assessment also provide guidance on the consideration of environmental issues in the preparation of an ES.

### **5.3. REGIONAL, STRATEGIC AND LOCAL PLANNING POLICY**

5.3.1 Planning policy and guidelines at regional level are contained in RPG8: Regional Planning Guidance for the East Midlands (January 2002) and Draft Revised RPG8 (April 2003). The Development Plan comprises the adopted Northamptonshire Structure Plan (March 2001), the Borough Council of Wellingborough Local Plan (April 1999), and the Borough Council of Wellingborough Local Plan Alteration (March 2004).

5.3.2 Furthermore, six Supplementary Planning Guidance documents are relevant to the assessment site. These are as follows:

- Wellingborough East Development Framework (November 2003);
- Wellingborough East Neighbourhood Centre: Draft Development Brief (October 2003);
- Wellingborough East Station Island: Draft Development Brief (October 2003);

- Affordable Housing: Revised Draft (May 2004);
- Building Better Places: How to Contribute to a Sustainable Development (April 2003); and
- Planning Out Crime in Northamptonshire (December 2003).

## **6. ECOLOGY**

- 6.1.1 The assessment area consists of large areas of arable land and improved pasture providing areas of low nature conservation value.
- 6.1.2 The areas of greatest nature conservation value include the hedgerows, Rivers Ise and Nene, the restored sand and gravel workings and the main line railway. The river corridors and mainline railway will be retained and enhanced and the sand and gravel workings will be buffered from the proposed development. A proportion of hedgerows will be lost but mitigation measures including broad-leaved mixed woodland and scrub planting will ensure that residual impacts of these losses are no greater than moderate adverse.
- 6.1.3 No statutory or non-statutory sites of importance for nature conservation exist within the assessment site. Two SSSI's lie within 2km of the site. The nature of the proposed development is not expected to impact upon these areas. Mitigation measures will ensure that this is the case. Furthermore, there are a number of County Wildlife Sites within the study area, two of which are crossed by the southern access route.
- 6.1.4 Measures will be implemented to ensure that no offences are committed under the Protection of Badgers Act 1992, The Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats & c.) Regulations 1994.
- 6.1.5 Habitat creation measures will lead to biodiversity gains including creation of broad-leaved woodland, wet woodland, marshy grassland, neutral grassland and gardens.
- 6.1.6 Mitigation measures put forward including extensive habitat creation and enhancement will ensure that residual impacts are no more than minor in all cases except for loss of hedgerows where impacts are predicted to be moderate adverse. In the long term the proposals for habitat creation and management will lead to enhancement of the area for nature conservation.

## **7. MATERIAL ASSETS, CULTURAL AND ARCHAEOLOGICAL HERITAGE**

- 7.1.1 This Environmental Statement (ES) presents a summary of evidence gained through archive search and walkover field survey. It assesses the known evidence of Cultural and Archaeological Heritage, places it in its regional context and examines the potential for further discoveries within the proposed Assessment Site. A significant part of the Assessment Site has been subject to ironstone quarrying in the past 200 years as well as infrastructure works related to the railways, waterways, urban fringe activities which have materially affected the potential of the area. In this post industrial landscape the Environmental Statement concludes that possibly the greatest potential for more data recovery lies in the later prehistoric and Roman period with the potential for some limited survey work based on the remnants of the ironstone industry.
- 7.1.2 The predicted impacts of the proposed Assessment Site have been considered together with appropriate mechanisms for mitigation – preservation *in situ*, preservation by record, a watching brief to monitor unquantifiable areas of concern, and mitigation by appropriate design. The latter is especially important for the setting of listed, historic and significant buildings.
- 7.1.3 There are no specific proposals for the demolition of any buildings or construction affecting the fabric of any Scheduled Ancient Monuments. Consequently the case of Scheduled Ancient Monuments outside

the Assessment Site has been considered and the effect of development on historic and significant buildings is taken up under Residual and Secondary Impacts.

- 7.1.4 The ES concludes that there is no indication of the survival of any as yet unknown Cultural or Archaeological Heritage assets of national importance, of schedulable or listable quality, and that the effects of development on the known historic and significant buildings can be mitigated adequately by design. In areas where some potential is indicated either through past discovery, regional patterning or from documentary evidence further evaluation is recommended prior to the formulation of a detailed mitigation strategy.
- 7.1.5 The ES concludes that the Cultural and Archaeological Heritage Assets do not provide a constraint to development.

## **8. ECOLOGY, SOILS AND LAND USE**

- 8.1.1 The assessment site boundary contains an area of approximately 460 hectares of which 341 hectares are agricultural land. In addition to the land take for this development area, three new roads will be built connecting it to the existing road network. These will run to the north, south and east. This land is managed by five separate farm businesses. A detailed field assessment of the site found very good, good and moderate quality agricultural land.
- 8.1.2 The agricultural land has a soil resource. Two principal soil types are found: deep clayey soils within the River Ise corridor, and medium to shallow loamy soils on the remainder of the site. These soil types broadly follow the distribution of the underlying geology: iron stone on the rising ground and alluvium within the river corridor.
- 8.1.3 Loss of this land to agricultural use will have a moderate adverse effect upon the national resource of the best and most versatile agricultural land. It will also cause some disruption to each of the occupying farm businesses. The degree of disruption is dependant upon the size and nature of each farm business. Impacts are beneficial, where capital is realised from owner-occupied land, as well as adverse, where development will terminate an agricultural enterprise.
- 8.1.4 Soil material associated with the farmland will be conserved for beneficial re-use within the development, avoiding loss or degradation of what is in practical terms, a non-renewable resource.
- 8.1.5 The development will not have any adverse geological impact as it does not contain any designated geological or geomorphological sites, or any un-worked mineral resources.

## **9. LANDSCAPE AND VISUAL IMPACT**

- 9.1.1 This section considers the potential landscape and visual impacts resulting from the construction and occupation of the proposed development on a study area of approximately 5km from the centre of the assessment site. The landscape and visual impact assessment considers direct effects on the landscape resources and indirect effects on public perceptions of landscape, in terms of change to landscape character or as a result of visual impacts.
- 9.1.2 Primary landscape mitigation measures have evolved within the Masterplan design. A continual process of design and assessment has resulted in the proposed landscape structure which seeks to address landscape and visual impacts. This primary mitigation includes advanced structure planting.
- 9.1.3 The construction impacts of the proposed scheme will have an adverse impact upon landscape resource within the assessment site. Specifically, the temporary disturbance to agricultural land and public rights of way is moderately significant. However, overall the assessed scheme will have a beneficial impact upon water resource, public open space & public rights of way, and upon trees and woodland as a landscape resource given the significant planting operations proposed. However, the scheme will have an adverse effect upon settlement structure, agricultural land, and hedgerows. The impact upon topography will be negligible.

- 9.1.4 Furthermore, the assessment assesses the indirect impact of the development works upon the identified local area of character areas within the study area of which sixteen are identified in total. Only 8 local landscape Character Areas would be affected by the proposed development. Three of these areas are likely to experience impact of low magnitude, a further three areas are likely to experience impact of medium magnitude, and two areas to experience impact of high magnitude. Whilst the majority of impacts will be of adverse nature, beneficial impacts are likely to be experienced by landscape character area B (relating to the Ise Valley) and landscape character area E (Wellingborough Urban Area) post-construction.
- 9.1.5 The predicted visual impact of Wellingborough East throughout its three construction phases is variable as follows:
- In Phase One available views are generally restricted to the southwestern section of the study area and are predominantly in relation to construction activities taking place in the Nene and Ise valleys such those associated with development of the Midland Road causeway and southern access routes.
  - In Phase Two construction works are largely focused within the Ise Valley. Direct and immediate views are, therefore, available from receptors located at the eastern fringes of Wellingborough. This phase thereby constitutes a significant change in the nature of the view out to the east, from an open countryside setting to significant construction works. The construction of the eastern access road also creates a significant intrusion into the open countryside.
  - Phase Three of construction is predominantly visible from the south & southeast of the site and from the north. Phase One and Phase Two development does not allow for any views of construction works from Wellingborough itself at this time.
- 9.1.6 Furthermore, the visual envelope of the developed site is reflective of that currently existing given that views are constrained predominantly by topography and off-site vegetation. Major views of the site, however, will increase to the northwest and southeast in particular, as development related elements become dominant elements in the landscape through scheme implementation. Existing vegetation and advanced structure planting will provide localised screening /filtering of particular elements of the scheme. The overall significance of the development in terms of visual impact is Moderate Adverse.

## 10. LIGHTING

- 10.1.1 The assessment site is currently undeveloped so at night it appears in most views as a dark background to a lit foreground or as a dark foreground surrounded by a lit skyline and is dominated from most viewpoints by the background lighting of Wellingborough and its industrial fringes.
- 10.1.2 The exterior lighting provision within the proposed development will be for safety, security and the creation of a pleasant night-time scene for all who live, work or visit the area. It will contain a number of uses that are listed below each of which will have varied impacts on the night-time scene. These are:
- Employment areas
  - Housing
  - Mixed Use
- 10.1.3 While the lighting section contains a detailed estimate of the night-time impact due to the fixed road lighting, other forms of lighting such as that used in industrial areas that may form part of the employment areas, is harder to assess. However, all of these areas have been purposely sited adjacent to existing industrial areas that currently have varying levels of obtrusive light. Assuming the proposed Lighting Strategy is adopted the predicted impact should be much less than that existing. As much of this development will in time border the Ise Valley Park, a relatively dark corridor will still define the east of Wellingborough.

- 10.1.4 The majority of road lighting will be curved tempered glass or horizontal cut-off lighting producing minimum sky glow or light trespass. From the eastern sections of the Nene Valley the night-time impact will be noticeable although as those views from this side will be generally those driving along the lit A45, any adverse impact should be regarded as minor.
- 10.1.5 It is proposed that the majority of exterior lighting luminaires shall be designed and installed so that their “Upward Light Ratio” is below 1%.
- 10.1.6 It is considered that while the installed lighting within the proposed development will extend the influence of the Wellingborough urban area, due to careful design, lighting escaping into the wider environment will, from the majority of viewpoints, be of minor impact.

## **11. LAND CONTAMINATION**

- 11.1.1 The site lies within an area where historically contaminated land, landfills, waste treatment and pollution are likely to be present.
- 11.1.2 The site does not lie above a major groundwater resource or important aquifer but is bounded by two rivers, which would be sensitive to the impact of pollution or contamination.
- 11.1.3 There are potentially negative impacts from the construction processes and development, particularly with respect to creating new pathways for off site migration of contaminants and through poorly designed, constructed or managed infrastructure. These are, however, outweighed by the positives which development could bring by cleaning up contaminated sites, dealing with pollution issues and remediation of old or poorly designed waste disposal sites.
- 11.1.4 Development itself could be impacted by current contaminated sites and landfills and it is considered that development would be impacted to a greater degree than the environment. Properly planned, managed and implemented mitigation measures will reduce any impacts associated with development to acceptable levels.

## **12. WATER QUALITY**

- 12.1.1 The assessment site comprises an area where historically contaminated land, landfills, waste treatment and pollution is present locally. The site is bounded by two rivers, the River Ise and River Nene, which are sensitive to the impact of pollution or contamination.
- 12.1.2 There are potentially negative impacts to water quality from the construction processes and development itself in relation to contamination, particularly with respect to creating new pathways to assist migration of contaminants and through poorly designed, constructed or managed infrastructure, however these are outweighed by the positives which development could bring to water quality by cleaning up contaminated sites, dealing with existing pollution issues and remediation of old or poorly designed waste disposal sites.
- 12.1.3 Properly planned, managed and implemented mitigation measures will reduce any impacts associated with development on water quality to acceptable levels.

## **13. DRAINAGE AND FLOODING**

- 13.1.1 The site lies to the north and east of the confluence of the Rivers Ise and Nene, both of which have extensive flood plains bounding the site. Essential infrastructure, in the form of major highways access routes and a rail related development area are required to be constructed within existing flood plain areas. The development site itself will be subject of urbanisation in form with considerable increases in impermeable surfaces.
- 13.1.2 There are potential negative impacts from the construction processes and development which could lead to increased flood risk, either from increased rate of surface water run-off discharge into the rivers or

from the flow restrictions and loss of flood storage resulting from the development within the flood plains.

- 13.1.3 However, these potential negative impacts are outweighed by the beneficial impact of the proposed mitigation works. These include effective control of the discharge of surface water using infiltration and on site storage to reflect natural processes, and also substantial improvements to the flow characteristics and storage within the River Ise and additional storage to the River Nene floodplain.
- 13.1.4 Properly planned, managed and implemented mitigation works will enable development to proceed whilst providing some reduction in existing flood risk, resulting in a beneficial impact.
- 13.1.5 Substantial additional foul drainage discharge will be generated by the proposed development and close liaison with Anglian Water has established that these discharges can be adequately dealt with within the existing network and existing sewage treatment facilities. Anglian Water has confirmed that any improvements required to their systems can be accommodated without difficulty and will be undertaken by them in the normal course of their operations. Hence, no adverse impacts are predicted in relation to foul drainage.

## 14. TRANSPORT

- 14.1.1 The proposed development of Wellingborough East is forecast to generate some additional 4,777 2-way trips in the morning peak hour and 4,397 in the evening peak hour. This level of traffic generation will have a detrimental impact on the existing highway infrastructure around the site. This impact will be on local roads within and around Wellingborough and on the strategic highway network represented here by the A45 trunk road.
- 14.1.2 Where required, junctions are proposed to be improved to accommodate forecast traffic levels generated by Wellingborough East at the point of completion of the scheme in 2016. In cases where Wellingborough East traffic imposes on the A45 trunk road, the Highways Agency has required improvements to accommodate traffic growth to 2026. In most cases, improvements are relatively minor. In the cases of A45 / Turnells Mill Lane, A509 London Road / Turnells Mill Lane and A45 / Ditchford Road major junction improvements are proposed.
- 14.1.3 Traffic associated with construction activities both on site and off site could add to congestion problems if not properly managed. For each phase of the construction, traffic management proposals will be submitted to the local authorities for approval. Routes used to serve the 'on site' construction process in the early phased of the development will concentrate on Sidegate Lane from Finedon Road. After 2006 other routes will be available.
- 14.1.4 Amenity and severance issues associated with Midland Road are addressed through the provision of better and more crossing facilities, consolidation of parking arrangements and walking/cycling provision at key junctions. Potential increases in severance between Little Irchester and the southern part of Wellingborough (including Tesco) will be mitigated by new pedestrian crossing facilities at the London Road / Turnells Mill Lane junction.
- 14.1.5 Cycling, Walking and Bus Strategies are included within the TA along with a Travel Plan detailing measures proposed to promote sustainable travel and reduce the impact of single person motorised trips.
- 14.1.6 Post mitigation there will be some residual effects in the form of queues and delays for traffic using Elsdon Road and Senwick Road, particularly for north-south moves. Although not ideal, it is believed that a residual impact of such delays at the Midland Road / Senwick Road / Elsdon Road junction will be to discourage inappropriate use of this route.

## **15. NOISE**

- 15.1.1 The main sources of noise have been identified as road traffic, rail traffic, industrial and commercial activity and construction activity. Baseline noise and vibration surveys have been undertaken in the area. For many of the proposed residential areas within the main section of the site, noise is not an issue with regard to planning.
- 15.1.2 Some of the proposed development is adjacent to noise sources including the Anglian Water pumping station and the railway. With suitable mitigation in place, housing can be built in these areas.
- 15.1.3 The increase in future traffic attributable to the development will cause some noise impact. For the majority of roads the impact is insignificant, slight or moderate. However for Midland Road the noise impact is moderate to substantial and, where practicable, mitigation measures are recommended to reduce the noise level for any existing residential dwellings on that road.
- 15.1.4 It is anticipated that there may be some short-term impact on housing from construction of the site infrastructure and buildings. It is recommended that best practicable means, such as using quiet machinery and techniques and temporary screening, are implemented.

## **16. AIR QUALITY**

- 16.1.1 Possible effects of the proposed Wellingborough East development on local levels of air pollution have been assessed in detail. Air quality in Wellingborough is generally good, with pollution below Government guideline levels as expected in such a rural location. However, higher levels of air pollution do occur in the centre of Wellingborough from its busy roads.
- 16.1.2 Building work such as that proposed at the development site will generate dust, which could result in complaints if it lands on nearby cars or windows. The development would also generate traffic movements on local roads as people travel to and from the site during its construction (site workers) and once the scheme is finished and occupied (new residents). As well as dust, exhaust emissions from this additional traffic can also increase air pollution in the area.
- 16.1.3 In order to prevent high levels of dust being produced during the building of Wellingborough East, a range of dust control measures have been prepared for the project. These measures, which will be agreed with the Borough Council of Wellingborough and the Environment Agency before any works start on site, include using water sprays to ‘damp down’ dry materials and roads, and seeding topsoil with grass to help prevent it blowing away. Measures such as this are often needed for building sites, and help ensure that dust levels are kept to a minimum. Although some dust will always be generated, a well-planned and maintained building site will have only a minor and short-lived effect on the local area.
- 16.1.4 The use of a specialised computer modelling program has shown that traffic generated by Wellingborough East would increase levels of air pollution in some locations, although these increases are generally only very small. No Government air quality guideline levels would be breached as a result of the proposed development. Although traffic exhaust emissions would have a longer-lasting effect on the local environment than dust generated during building works, this effect would again be minor and limited to the local area.

## **17. SOCIO – ECONOMIC ASSESSMENT**

- 17.1.1 The proposed development will affect existing and future residents and employees of Wellingborough in a number of ways. Potential impacts of the development on human beings may be:
- Changes in population impacting on local facilities;
  - Increase in the numbers and types of housing available;
  - Changes in local employment structure and impact on the local employment market;

- Increased local expenditure;
- Environmental impact on human well-being and health, as a consequence of the effects of air quality, noise and land use changes (such as recreation provision and loss of agricultural land).

17.1.2 The effects of the Wellingborough East development on the social and economic well being of both the existing and future population of Wellingborough can be summarised as follows:

- An increase in the population of Wellingborough town from 45694 residents to between approximately 52,926 and 53,378 residents. The development will lead to the creation of a balanced and sustainable community.
- The creation of a substantial number of jobs. Jobs will be created during the construction process (which will last for a number of years); the new industrial and employment areas will create large numbers of jobs; new jobs will also be created in the new schools, the new retail element, and within the various forms of community facilities on the site.
- The provision of new schools, recreation facilities, and community services and facilities, primarily serving the new population of Wellingborough East will add to the range of facilities available within the area. Indeed, in certain instances (e.g. the provision of new recreational facilities) these facilities will serve the existing population thereby enhancing the quality of life of both existing and future residents and ensure social integration.
- Existing shops and services in Wellingborough will benefit from the additional custom generated by the new population. This will aid the viability of the new economy and should attract new investment into the area.
- New and improved infrastructure links in and around the town will enhance ease of movement for the existing residents. This will also help to facilitate integration and interaction between the existing residents and those in Wellingborough East.

## 18. CUMULATIVE AND INTERACTIVE ENVIRONMENTAL IMPACTS

18.1.1 This section of the ES considers the cumulative and interactive environmental impacts of the assessment scheme as well as the wider SDA. The traffic, air quality and noise assessments contained within this ES have all included these wider SDA allocations as part of their assessment of the proposed development. By this, these assessments have already considered cumulative impacts, the resulting impacts of which represent the worst-case scenario.

18.1.2 Potential combined impacts upon ecology of the area include increased air pollution, increased noise and loss of potential foraging habitat which could potentially increase the impacts on local avifauna and small mammals. However, Eastfield Road supports few semi-natural habitats and the area allocated for Victoria Business Park supports few hedgerows and areas that are likely to be used by local avifauna. Impacts upon badger clans are likely to be insignificant.

18.1.3 Development at Victoria Business Park may also cause disturbance to ecology existing within the gravel pits to the south of the River Nene and the River Nene itself. The greatest impacts would be felt if construction works were to begin at the same time on the assessment site and these other sites.

18.1.4 The potential combined impacts upon landscape resource of the area are minimal. In the context of the proposed scheme the additional loss of agricultural land at Victoria Business Park forms an additional impact of low magnitude only. The potential cumulative impact upon settlement pattern, trees and hedgerows is of low magnitude only. The development of Victoria Business Park would reduce the impact the corridor of the southern access route in the landscape as it would then be set within against an environment comprising a greater number of urban elements.

- 18.1.5 The cumulative night-time implications, if properly designed, would be minor with the exception of the Victoria Business Park that would be moderately adverse due to its position adjacent to the Irchester Country Park and the unlit section of the A45.
- 18.1.6 The cumulative impact of the development of Victoria Business Park on the setting of Chester House will be negligible due to distance, topography and the existing levels of traffic noise.
- 18.1.7 Interactive impacts will occur as a result of the noise and visual impacts of the traffic generated by the proposals combined on the residents of Kangaroo Spinney traveller site and Midland Road. The residual impact is predicted to be moderate adverse. Furthermore, sediment release during bridge construction over the River Ise combined with shading from the bridges, has the potential to cause a localised interactive impact upon the ecology of the river environment. Mitigation measures including sediment catching should ensure that this does not occur.

## **19. SUMMARY OF IMPACT**

19.1.1 The following table summarises the findings of the Environmental Impacts assessment. The nature of impact is considered in the following terms:

- Beneficial or adverse;
- Temporary or permanent;
- Reversible or irreversible;
- Short, medium or long term.

19.1.2 The significance of impact is considered in the following terms:

<b>Major Adverse</b>	Likely to represent a key factor in the decision making process with effects generally associated with features of national importance. Mitigation measures are likely to be inadequate.
<b>Moderate Adverse</b>	Effects associated with regional or district scale considerations which are likely to be key issues in the decision process. Mitigation measures required may not be wholly successful/adequate.
<b>Minor Adverse</b>	Effects important at local scale but not likely to be key issues in the decision process. Generally capable of amelioration by mitigation measures.
<b>Negligible/None</b>	No effect or none of significance.
<b>Minor Beneficial</b>	Positive effects important at local scale but not likely to be key issues in the decision process.
<b>Moderate Beneficial</b>	Beneficial effects associated with regional or district scale considerations which are likely to be key issues in the decision process.
<b>Major Beneficial</b>	Likely to represent a key factor in the decision making process with effects generally associated with features of national importance.



Impact	Level of Importance of Issue	Nature of Impact	Mitigation	Significance of Impact	Comments
<b>Ecology</b>					
Loss of arable land	Negligible	Direct loss, long term	Habitat creation & enhancement measures including creation of grassland, scrub and wet grassland areas.	Minor Adverse	-
Loss of improved grassland	Low	Direct loss & loss of foraging for badgers, long term	Habitat creation and enhancement measures including creation of grassland, scrub and wet grassland areas.	Minor Adverse	-
Loss of semi improved grassland	Low	Direct loss, long term	Habitat creation and enhancement measures including creation of grassland, scrub and wet grassland areas.	Minor Adverse	-
Loss of hedgerows and trees	Moderate	Direct loss, interruption of corridors of movement & loss of foraging, long term	New native structure planting across the site and gapping up of remaining hedgerows.	Moderate Adverse	-
Loss of one small farm pond	Low to Moderate	Direct loss, loss of potential amphibian breeding site (no great crested newts), long term	Creation of new waterbodies and wet grassland.	Minor Adverse	-
Construction of bridges over river	Moderate	Shading & pollution, long term	Wide span bridges, mammal underpasses. Surveys & detailed method statements to ensure no sediment reaches the river.	Minor Adverse	-
Construction of temporary access roads, storage of material & erection of site offices	Low to moderate	Damage to habitat, short term	Location of access roads and storage areas and site buildings to be agreed in advance and adhered to. High visibility fencing erected around maintained habitats	Minor Adverse	-
Development within 30m of a badger sett	Moderate	Disturbance, closure of main and outlier setts, short term	Licence to work within 30m in licensable period. Structure planting to buffer setts from disturbance.	Minor Adverse	-
Desire lines across existing habitat.	Low to moderate	Damage to hedgerows, long term	Structure planting including thorny species to guide people to formal paths.	Minor Adverse	-

## Wellingborough East Environmental Statement – Non-Technical Summary

Impact	Level of Importance of Issue	Nature of Impact	Mitigation	Significance of Impact	Comments
Fly tipping in hedgerows	Moderate	Deterioration, long term	Hedgerows to be incorporated into garden boundaries but planted around with garden species.	Minor Adverse	-
Informal dumping from industrial areas to River Ise	Moderate	Deterioration of habitat, long term	Habitat creation preventing easy access to river corridor. All waste to be subject to EA regulations.	Minor Adverse	-
Increased use of River Ise, sand & gravel workings and SSSI.	Moderate to high	Deterioration of habitat. Disturbance of wildlife, long term	Creation of new diverse habitats immediately adjacent to the developments to act as areas for walking and cycling. Habitat creation next to River Ise and Quarry Areas to act as buffer zones.	Minor Adverse	-
Increased predation and disturbance to wildlife by dogs and cats.	Low to high	Decrease in number and diversity of species, long term	Creation of open areas immediately adjacent residential areas to attract local domestic animals and prevent disturbance of more important wildlife areas. Possible agreements to prevent or decrease number of cats owned per household.	Minor Adverse	-
Creation of access route two and associated road widening	Moderate	Loss of proportion of two County Wildlife Sites including wet grassland and standard trees, long term	Creation of new areas of grassland and scrub on embankments and associated ditches at bottom on embankments. Long term management of retained habitat areas	Minor Adverse	-
<b>Material Assets, Cultural and Archaeological Heritage</b>					
Listed Buildings	National	Long term	High Quality Materials and surfacing; Planting and screening	Minor – Medium adverse	-
Setting of SAMs	National	Long term	None	Negligible	-
Sites listed in SMRs	Local - Regional	Long term\Irreversible	Archaeological Evaluation; Monitor Drainage works	Negligible – Minor Adverse	-
Other sites of Archaeological\ Historic significance	Local	Long term\Irreversible	High Quality Materials and surfacing	Minor beneficial – Minor Adverse	-

## Wellingborough East Environmental Statement – Non-Technical Summary

Impact	Level of Importance of Issue	Nature of Impact	Mitigation	Significance of Impact	Comments
Unidentified remains	Local	Long term\Irreversible	Archaeological Evaluation and the implementation of a mitigation strategy; Monitor drainage works	Negligible to Minor Adverse	
<b>Soils, Geology and Land Use</b>					
Loss of High Quality Agricultural Land	National	Long Term, Irreversible	None	Moderate Adverse	233.1 hectares of best and most versatile agricultural land lost
Loss of Land to Farm Business A	Local	Short Reversible	None	Minor Adverse	-
Loss of Land to Farm Business B	Local	Short Term, Reversible	None	Negligible	-
Loss of Land to Farm Business C	Local	Short Term, Reversible	None	Minor Beneficial	-
Loss of Land to Farm Business D	Local	Short Term, Reversible	None	Minor / Moderate Adverse	Severity of impact increases if Reserve Industrial area taken
Loss of Land to Farm Business E	Local	Short Team, Reversible	None	Minor Adverse	-
Construction Effects upon Neighbouring Agricultural Land Use	Local	Short Term, Reversible	Maintenance of agricultural access, stock proof boundaries, water supply and drainage outfall	Negligible	-
Operational Effects upon Neighbouring Agricultural Land Use	Local	Long Term, Reversible	Residential Land Buffered by Public Open Space and Boundary Planting	Minor Adverse	Masterplan design aims to minimise urban fringe problems
Loss of Soil Resource	Local	Long Term, Irreversible	Soil Management Plan	Negligible	Soil material to be preserved for beneficial reuse within development
Loss of Geological Resource	National	Long Term, Irreversible	None	Negligible	-
<b>Landscape &amp; Visual Quality</b>					
Landscape Resources	Local	Long Term, Irreversible	Structure planting and retention of existing features	Minor Adverse	Structure planting significantly increases trees / woodland resource.
Local Character Areas	National	Long Term, Irreversible	Retention and enhancement of existing features. Structure planting breaks up	Moderate Adverse	Urbanisation of higher Ise and Nene valleys

## Wellingborough East Environmental Statement – Non-Technical Summary

Impact	Level of Importance of Issue	Nature of Impact	Mitigation	Significance of Impact	Comments
			built form.		
Visual Impact	National	Long Term, Irreversible	Proposed landscape structure breaks up built form & screens / filters views. Visual links retained and enhanced.	Moderate Adverse	-
<b>Lighting</b>					
Visual Impact	Local	Long term	Good design, only light where necessary, Switch off when not required.	Minor Adverse	-
<b>Land Contamination</b>					
Construction creating migration pathways	Local	Potential short and long term, Reversible	Remediation and good on site control Detailed Site Investigation	Minor Adverse	
Construction generating waste	Local/District	Short term	Recycle, re-use, reduce	Minor Adverse	
Release of Compounds in Solution	Local/District	Short – long term, Reversible	Good on site Control Site Investigation	Minor Adverse	
Remediation and dealing with existing pollution during construction	Local/District	Long term	None	Minor\Moderate Beneficial	
Foul sewer discharges, trade effluent	Local/District	Short and long term, reversible	Good design, construction management	Minor Adverse	
Petrol/oil discharges	Local	Long term, reversible	Petrol interceptors, good drainage	Minor Adverse	
Hardstanding	Local	Long term	None	Minor Beneficial	
Illegal Industrial Discharge	Local/District	Long term	Compliance, good design, audit	Minor – moderate Adverse	
Landfill gas	Local/District	Long term	Gas protection to sensitive buildings	Moderate Adverse	
Landfill leachate	Local/District	Long term	Treatment	Minor Adverse	
Metal in backfilled workings	Local	Long term	Capping layers	Minor – Moderate Adverse	
Gasses from backfilled workings	Local	Long term	Gas protection to sensitive structures	Moderate Adverse	
Metals in Made Ground	Local	Long term	Capping layers	Minor –	

## Wellingborough East Environmental Statement – Non-Technical Summary

Impact	Level of Importance of Issue	Nature of Impact	Mitigation	Significance of Impact	Comments
				Moderate Beneficial	
Organics in Made Ground	Local	Long term	In situ treatment	Minor – Moderate Beneficial	
<b>Water Quality</b>					
Construction creating migration pathways	Local	Potential short and long term, reversible	Remediation and good on site control detailed site investigation	Negligible	
Release of Compounds in Solution	Local/District	Short – long term, reversible	Good on site Control Site Investigation	Negligible	
Remediation and dealing with pollution during construction	Local/District	Long term	None	Minor – Moderate Beneficial	
Foul sewer discharges, trade effluent	Local/District	Short and long term, reversible	Good design, construction management	None	-
Petrol/oil discharges	Local	Long term, reversible	Petrol interceptors, good drainage	None	-
Hardstanding	Local	Long term	None	Minor Beneficial	-
Illegal Industrial Discharge	Local/District	Long term	Compliance, good design, audit	Negligible	-
<b>Drainage and Flooding</b>					
Increase in surface water run off rate	Local/ District	Long term	Restrict rate of run off from development to Greenfield run off rate by use of SUDS.	Moderate Adverse	-
Reduced flood storage in flood plain	Local/ District	Long term	River improvement works, creation of additional flood storage, phasing of development	Minor - Moderate Adverse	-
Constricting flow capacity/ conveyance in river valleys	Local/ District	Long term	Soffit levels of bridges above flood levels, spans of bridges and additional culverts provided as required by Environment Agency. Phasing of development.	Minor - Moderate Adverse	-
Modification of watercourses within development area	Local	Long term	Designed to avoid increasing flood risk.	Minor Adverse	-
Increased risk of contamination of	Local	Long term, reversible	Use of SUDS and petrol interceptors	Minor Adverse	-

## Wellingborough East Environmental Statement – Non-Technical Summary

Impact	Level of Importance of Issue	Nature of Impact	Mitigation	Significance of Impact	Comments
watercourses					
Adding additional load to foul system	District	Long term	Network to be upgraded to suit development flows.	Minor Adverse	-
<b>Transport</b>					
Disruption during construction	Regional, District	Medium term, reversible	According to code of practice	Moderate Adverse	-
Increased congestion	Regional, District, Local	Long term	Junction Improvements	Minor – Moderate Adverse	Mix of local highways and strategic trunk road impacts
Local travel patterns	Local	-	None	Minor Adverse	-
Amenity	Local	Short term	Midland Road improvements	Minor Adverse	-
Severance	Local	Short term	Improved / additional pedestrian crossing facilities	Negligible – Minor Beneficial	-
<b>Noise</b>					
<b>Road traffic noise – existing roads, existing dwellings</b>					
Midland Road	Local	Adverse and long term (with development)	Screening or improved noise insulation to existing dwellings	Moderate Adverse	
Remaining roads	Local	Adverse and long term (with development)	None required	Negligible	
<b>Road traffic noise – proposed roads, existing dwellings</b>					
Route 2 – impact on Travellers site in Kangaroo Spinney	Local	Adverse and long term (with development)	Screening adjacent to proposed road	Negligible	Mitigation provided should ensure insignificant noise impact
Road traffic noise – proposed roads, proposed dwellings	Local	Adverse and long term (with development)	Screening adjacent to proposed roads and/or appropriate housing layout, glazing and ventilation use	Negligible to Minor Adverse	Mitigation provided to ensure dwellings are within PPG 24 Noise Exposure Category B
<b>Rail traffic noise and vibration</b>					
Existing Dwellings	n/a	n/a	n/a	N/a	no changes to rail traffic

## Wellingborough East Environmental Statement – Non-Technical Summary

Impact	Level of Importance of Issue	Nature of Impact	Mitigation	Significance of Impact	Comments
					attributable to proposed development
Proposed Dwellings	Local	Long term (with development)	Screening adjacent to railway for dwellings with unobstructed views	Negligible to Minor Adverse	Mitigation provided to ensure dwellings are within PPG 24 Noise Exposure Category B
Construction noise – existing and proposed dwellings:	Local	Short term (construction phase)	Temporary screening, use of best practicable means	Negligible to Minor Adverse	
<b>Existing industrial/commercial activity noise – proposed dwellings</b>					
Pumping Station	Local	Long term (with development)	Attenuation measures and/or barrier to pumping station (if practicable)	Minor Adverse	Not a significant noise source
Kennels	Local	Long term (with development)	Screening and/or revised housing layout	Minor Adverse	Not a significant noise source
Proposed industrial/commercial activity noise existing/proposed dwellings:	Local	Long term (with development)	Use of BS4142 at planning stage	Minor Adverse	
<b>Air Quality</b>					
Nuisance effects from deposited dust emissions during site preparation and construction works.	Localised	Short-term	Extensive site management and dust control measures proposed.	Minor Adverse	Dust mitigation measures to be agreed with BCW and Environment Agency prior to the commencement of site activities.
Construction-phase traffic emissions	Localised	Long-term	Mitigation not required.	Minor Adverse	Exceedence of provisional 2010 PM10 objective predicted, but considered likely to be due to anomalous background data. Development generally has a very minor effect, causing no new objective exceedences.

## Wellingborough East Environmental Statement – Non-Technical Summary

Impact	Level of Importance of Issue	Nature of Impact	Mitigation	Significance of Impact	Comments
Operational-phase traffic emissions	Localised	Long-term	Mitigation not required.	Minor Adverse	Exceedence of provisional 2010 PM10 objective predicted, but considered likely to be due to anomalous background data. Development generally has a very minor effect, causing no new objective exceedences.
<b>Socio-Economic Assessment</b>					
Interactive Environmental effects - construction	Local	Short term\Adverse	Implementation of a construction Action Plan Temporary screening and advance structure planting will also mitigate the visual impact	Minor Adverse	
Interactive Environmental effects - operational	Local	Long term\Adverse	noise and visual barrier screening and planting. Proposed improvements to the townscape	Minor Adverse	
Population Growth	District	Long term\Neutral	Mitigation not required	Negligible	
Employment – creation of jobs	District	Long term\Positive	Mitigation not required	Moderate\Major Beneficial	
Community Needs arising from new development	District	Long term	Mitigation not required (due to provision in the masterplan)	Neutral - Moderate Beneficial	