

## **Regulation 18(5) Statement in respect of Environmental Statement for the Proposed Inglewood Residential-led Development**

This statement is made in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the regulations), specifically Regulation 18 (5) which states:

*In order to ensure the completeness and quality of the environmental statement—*

*(a) the developer must ensure that the environmental statement is prepared by competent experts; and*

*(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.*

Abacus Projects/Deeley Freed, as the applicant, confirm that they have appointed a team comprised of competent experts.

### **EIA Co-ordinator and Editor in Chief**

This team are led by Mike Harris (BSc (Hons), MA, MRTPI), a Senior Associated Chartered Town Planner employed by Stride Treglown, an integrated architectural and town planning practice. The RTPI confirm that those chartered Members “who have suitable experience in preparing EIAs are competent experts”.<sup>1</sup>

Mike’s role is one of EIA Coordinator and Environmental Statement (ES) Editor. He is also the lead Town Planning Consultant and coordinates Stride Treglown’s urban design/masterplanning and landscape design input (since project inception in 2013/14) and as such has detailed knowledge of the project as a whole. Mike’s relevant EIA experience is as follows:

1. EIA Coordinator/ES Editor Hampshire Critical Treatment Hospital (permission granted January 2016)
2. EIA Coordinator/ES Editor Winchester Sports and Leisure Park (project ongoing since summer 2017)
3. EIA Screening of a range of projects, including; 200 residential dwellings in Cornwall; 630 bedspace student village in Lancashire;
4. EIA Coordinator/ES Co Editor National Grid North West Coast Connections Project (2011-2012)
5. Contributor/Review of ES for Swansea Tidal Lagoon NSIP electricity generating station (2012)
6. Review of ES in respect of a range of Nationally Significant Infrastructure Projects (2010 – 2012)

Deeley Freed/Abacus Projects have appointed a technical consultant team who are all considered to be ‘competent experts’ in their respective fields. These include:

### **Ecology (Nicholas Pearson Associates (NPA))**

The Ecological Assessment (forming Chapter 5 of the ES) was prepared by Nicholas Pearson Associates together with associated appendices, input to the Framework Landscape and Ecological Management Plan, and the Farm Management Plan. The topic lead for Chapter 5 is a qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM) with over ten years’ experience in ecological survey, management, and monitoring, protected species survey,

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<sup>1</sup> <http://www.rtpi.org.uk/knowledge/policy/topics/environmental-impact-assessment/>

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mitigation and licensing, with over five years' of that experience being since gaining an MSc in Ecological Impact Assessment. Their experience includes the following projects:

1. *Mixed Use Development, South Gloucestershire (2015)*. Coordination of ecological surveys, design advice and preparation of EIA ecology chapter to support outline application for phased development of 50ha site, comprising up to 1,000 dwellings, extra care home, local centre, primary school, community facilities, public open space, sports facilities and supporting infrastructure.
2. *Habitat Regulations Assessments of proposed Nuclear Power Station, Lancashire (2010)*. Undertook Habitats Regulation Assessments for a proposed nuclear power development. This involved assessing potential impacts upon SPA, SAC and Ramsar sites and liaising with technical specialists. Extensive consultation with Natural England as well as non-statutory consultees was also undertaken.
3. *Mixed Use Development, Bath and North East Somerset (2015)*. Coordination of ecological surveys, design advice and preparation of EIA ecology chapter to support a planning application for 100 dwellings and primary school. Ecology constraints included protection of Greater Horseshoe foraging habitat within a SAC sustenance zone.

### **Landscape and Visual Impact (Nicholas Pearson Associates (NPA))**

The Landscape and Visual Impact Assessment (forming Chapter 6 of the ES), and associated appendices and photomontages, were prepared by Nicholas Pearson Associates. Nicholas Pearson Associates is a registered practice with the Chartered Landscape Institute, and provides full Professional Landscape Architectural services, along with accompanying environmental and ecological services to promote a wide range of residential, infrastructure, commercial and mixed use developments. Membership of the Chartered Landscape Institute demonstrates a commitment to maintaining high professional standards in landscape architecture practice. For this scheme, Nicholas Pearson Associates is not the landscape designer but has contributed to the development of the scheme layout.

The topic lead for ES chapter 6 and associated appendices is a Chartered Landscape Architect (CMLI) and who has over ten years' experience in Landscape and Visual Impact Assessment, landscape planning, assessment and design and seven years post full qualification. In addition, they are a Panel Member of the South West Design Review Panel and hold a Diploma in Urban Design.

Select project experience includes:

1. Palm Cross Green, Modbury, South Hams. LVIA and landscape design. (Construction almost completed October 2017).  
  
LVIA for a residential site for 92 homes, adjacent to the South Devon AONB, partially in the Modbury Conservation Area, and in the landscape surrounding Dartmoor National Park,
2. Various LVIAs for schools or residential development within the Bath World Heritage Site, Bath Conservation Area, and in the landscape surrounding the Cotswold AONB.
3. On behalf of the local planning authority, Stroud District Council, LVIAs and assessment of LVIAs submitted as part of planning applications. All were in the landscape surrounding the Cotswold AONB and development included residential, supermarkets and windfarms.

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4. Various LVIA chapters in ES relating to energy and flood defence.

### *Transport (Roger Key, Key Transport Consultants (KTC))*

KTC are a firm of qualified and chartered Civil Engineers, Highways Engineers and Town Planners with accreditations across ICE, CIHT and the RTPI. The firm's relevant experience where EIA work was carried out includes:

1. Cribbs Causeway, Bristol – 1,000 dwellings with primary school and local retail for Deeley Freed;
2. Callowhill Court, Bristol – 70,000m<sup>2</sup> mixed use redevelopment of major city centre retail area for Hammerson/AXA JV;
3. Tascroft, Warminster – 250 room hotel, water park and animal attraction for Longleat Estates;
4. Southmead Acute Hospital, Bristol – 800 bed new acute hospital for Carillion plc;
5. Avon Street, Bath – realignment of road to accommodate new flood defences for Bath & North East Somerset Council.
6. A39 Glastonbury – 200 dwellings for landowner.

Roger Key (BSc (Hons), CEng, FICE, FIHT) , Director of KTC has acted as lead consultant on all traffic and transport related matters.

### **Lighting (Eunan Scanlon, Hydrock)**

Eunan Patrick Scanlon (BSc) is a Chartered Engineer (CEng) and a member of the Chartered Institution of Building Services Engineers (CIBSE).

He has over 11 years' experience as an electrical engineer since graduating having worked on a variety of projects through all RIBA stages including conceptual design, feasibility studies, detailed design, construction design, installation and post completion defects. This has provided valuable lighting design experience working across many sectors, including: education, commercial, residential, healthcare, railway and museums.

Eunan advises clients on a range of complex external lighting planning schemes, where amenity safe movement of persons and vehicles, together with ecological constraints are common. Recently project management includes:

1. Cleveland Pools Restoration, Bath – careful external lighting design to provide a safe environment for visitors whilst minimising impact on ecological habitats on site.
2. Alfa Laval, Hyundai West London – detailed assessment and design of a new LED advertising display panel located to target vehicular traffic on the M4 motorway.
3. Bowman's Field Residential Development, Crowthorne – street lighting design for new adoptable roads residential area.
4. Lynx Trading Estate, Yeovil – external lighting design for a new cement mixing plant.

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**Soils and Agriculture (Andre Gilleard, Clarkebond)**

The Clarkebond Ground Engineering team that André oversees have produced ground-related sections for Environmental Statements for other major developments, including:

- a hybrid planning application for development on an allocated brownfield site of up to 1700 dwellings with employment, school, retail and leisure uses in Torfaen, South Wales.
- a mixed-use development in Chippenham, including up to 450 dwellings, up to 2.41 ha of employment (B1, B2 & B8) development, public open space, landscaping, and all associated infrastructure works.

This Statement is made by:



*Andrew Maltby (Director), Deeley Freed Estates*

on behalf of the applicant, Abacus Project/Deeley Freed Estates