**EIA Quality Mark Case Study**

**Land south of Wicken Road, Newport, Essex**

<table>
<thead>
<tr>
<th>Key Issues –</th>
<th>Purpose of the project</th>
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<tr>
<td>The 10.11ha application site is currently undeveloped, comprising two agricultural fields. It is located on the western edge of the village of Newport.</td>
<td>Countryside Properties was seeking outline planning permission for residential development on land to the south of Wicken Road on the west of the village of Newport, Essex.</td>
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<td>The key EIA related issues focused on the effects of development traffic on the village, in terms of both transportation and associated air quality implications and potential landscape and visual effects.</td>
<td>The project sought to address the shortfall in five year housing land supply identified in the district.</td>
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<td>The original application was submitted in October 2017 and was refused at planning committee in May 2018</td>
<td><strong>Description of the project</strong></td>
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<td>• Effect on the character and appearance of the village and surrounding countryside</td>
<td>The proposal was for up to 150 new residential dwellings, land for an early years centre [later removed from the scheme as no longer required by the County Council] and associated infrastructure - informal open space, landscaping, sustainable drainage, vehicular site access from Wicken Road and pedestrian and cycle access from Frambury Lane.</td>
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<td>• Unacceptable levels of air quality and effect on human health</td>
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Lessons learnt

Our involvement on this project started after the EIA screening opinion issued by Uttlesford District Council required EIA.

The screening opinion concluded that although the scheme is relatively low in terms of unit numbers, the nature of Newport (a village) combined with a few other major schemes and an accumulation of smaller scale schemes in the local area (totalling 327 consented dwellings and a further 106 under consideration) could have significant effects on the village.

Given the specific concerns raised by the LPA in the screening and the relatively small scale of the scheme, a rigorous EIA scoping exercise was undertaken to enabled the following topics to be scoped out of the ES:

- Air quality – construction effects
- Built heritage
- Ground conditions
- Natural heritage
- Noise and vibration
- Water environment

Following discussions with Essex County Council an ES addendum was submitted in February 2018 to remove the reference to the early years centre and provide additional technical traffic and air quality information. The application was refused (on the grounds set out previously).

Lessons learnt cont. –

The scheme was then appealed, with a subsequent ES addendum produced as part of this process to incorporate additional traffic and air quality modelling.

The Inspector concluded that the additional technical information demonstrated that there were no unacceptable levels of air quality or detrimental safety issues on the road network.

However, the Inspector concluded that the proposal would have a significant adverse and unacceptable effect on the landscape character of the area and on visual impacts. These adverse effects were deemed to outweigh the benefits (i.e. sustainable location, open space provision, economic, housing provision) of the scheme and the appeal was dismissed.

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