

CHAPTER 1: INTRODUCTION

- 1.1 This Environmental Statement (ES) has been prepared by Signet Planning in support of a hybrid (part-outline/part-full) planning application on behalf of joint applicants, Chestnut Homes (Land) Ltd and Boston United Football Club Community Interest Company ('The Applicants'), to develop 'Quadrant 1' ('Q1') on land either side of the A16, south of Tytton Lane East, Boston. The proposed development is focused on the delivery of a new Community Stadium for Boston United Football Club, together with associated 'enabling' development, including approximately 500 dwellings, retail and commercial/leisure units, as well as the first section of a new distributor road that would ultimately form a link through to the existing A52. 'Quadrant 2' ('Q2') would represent further phases in the delivery of the distributor road, together with a further sustainable urban extension to Boston. Q2 is being promoted through the emerging Local Plan process.
- 1.2 The Environmental Statement presents a comprehensive assessment of the likely environmental effects of the proposed development, taking into account recommended mitigation, where appropriate.

The Environmental Impact Assessment

- 1.3 Environmental Impact Assessment (EIA) is the process of systematically examining and assessing the effects on the environment associated with the proposed use of the land and the findings are presented in the form of an Environmental Impact Assessment.
- 1.4 The Environmental Statement (this document) accompanies the planning application for the proposals in accordance with The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.
- 1.5 The application site is within the jurisdiction of Boston Borough Council and has an area of 28.09 hectares which is in excess of the 0.5 hectares set out in Schedule 2 of the Regulations where an Environmental Impact Assessment may be regarded as necessary. Boston Borough Council (BBC), the local planning authority responded to

a request for a scoping opinion submitted by Signet Planning on behalf of the Applicant which defined the areas to be assessed through EIA as follows:

- Socio-Economic Effects;
- Landscape and Visual Impact;
- Flood Risk and Drainage;
- Transport;
- Historic Environment;
- Ecology;
- Noise and Vibration;
- Air Quality;
- Lighting;
- Ground Conditions; and
- Construction Effects (which would be addressed, where appropriate, within the analysis of the individual areas referred to above).

Copies of the scoping request and BBC's subsequent scoping opinion are included in Appendices 1.1 and 1.2 respectively.

1.6 In addition to the topics listed above, the ES also considers the potential implications in terms of planning policy (whilst these are considered also in the planning support statement submitted with the application).

1.7 The ES accords with the requirements of Schedule 4 of the Regulations and comprises the following:

- A description of the proposed development;
- An outline of the main alternatives studied;
- A description of the environment likely to be significantly affected by the development.
- A description of measures envisaged to prevent, reduce and where possible off-set any significant adverse effects on the environment.
- An indication of any difficulties encountered in compiling the information in the ES.
- An assessment of cumulative effects and inter-relations of the topics included in the ES.
- A Non-Technical Summary of the ES which is separate from the main document

1.8 The purpose of the ES is to provide information to the public and statutory consultees so that the EIA effects of the proposals are understood and to provide an opportunity to comment before the application for planning permission is determined. During the assessment process, statutory consultees and other interested parties have been contacted to confirm the scope of the assessment and to gather baseline information.

Approach to the Environmental Impact Assessment

EIA guidance

- 1.9 The EIA has been undertaken with reference to the following advisory documents:
- The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011; and
 - National Planning Practice Guidance, DCLG, 2014.
- 1.10 In addition, specific guidance has been used where appropriate to inform assessments and such guidance is referenced in the individual topic chapters.

Structure of the Environmental Statement

- 1.11 The ES is published in two volumes. Volume 1 (this Volume) comprises the main findings of the EIA in the form of chapters covering different environmental topics. Volume 2 comprises the technical appendices referred to in the Volume 1 Chapters.
- 1.12 Volume 1 of the ES is structured as follows:

Chapter 1 provides the context for the ES by explaining how the ES relates to the planning application for the proposed development and those aspects of the environment requiring assessment are identified.

Chapter 2 describes the existing site and the general baseline for the assessment of the proposed development.

Chapter 3 describes the development proposals in terms of its amount, internal and external land uses, the scale of new buildings and access.

Chapter 4 describes the structure and methodology used in the production of the ES.

Chapter 5 describes the alternatives considered during the evolution of the land use concept.

Chapter 6 considers the development's planning context in terms of the development plan and other material considerations, including national and emerging local planning policy.

Chapter 7 considers the socio-economic effects of the proposed development.

Chapter 8 considers how the proposed development would affect the landscape elements of the application site and determines the degree to which the visual amenity of a site and surrounding areas would be affected.

Chapter 9 considers the site's hydrology and the proposed surface water features and explains how surface water run-off would be managed as part of the proposed development.

Chapter 10 considers the transportation/traffic effects associated with the proposals, which are assessed in detail in the Transport Assessment (TA) in Volume 2 of the ES.

Chapter 11 considers the effect of the development on the cultural heritage of the site, including its archaeological potential.

Chapter 12 considers the context of ecological interest within the site which may be potentially affected by the proposed development and identifies areas of habitat creation and management which may provide longer-term benefit.

Chapter 13 considers the potential noise effects associated with the construction and operation of the proposed development.

Chapter 14 considers the effect of the proposed development on noise within and surrounding the site.

Chapter 15 considers the potential lighting effects associated with the operation of the proposed development and, in particular, that relating to that to the operation of the proposed community stadium, which itself forms the detailed element of the hybrid planning application.

Chapter 16 reviews the site's history and the existing ground conditions on the application site and identifies any potential risk associated with the proposed future uses.

Chapter 17 considers the cumulative effects of the development proposal and provides a summary of the EIA, identifying the key findings.

- 1.13 A Non-Technical Summary providing information about the proposed development's likely significant environmental effects and has also been produced to enable understanding by the non-specialist reader.