



West Winch Housing Access Road

Environmental Statement Chapter 1: Introduction

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1 The Existing Proposed Scheme

1.1 Background

1.1.1 Norfolk County Council working in partnership with the Borough Council of Kings Lynn and West Norfolk (BCKLWN) (hereafter referred to as ‘the Applicant’) are proposing to submit a planning application for the West Winch Housing Access Road (hereafter referred to as ‘the Proposed Scheme’). The Proposed Scheme is located between the A47 (northern extent) and the A10 (southern extent), crossing several agricultural land parcels and will provide a link between the A47, to the north, and A10, to the south.

1.1.2 The Proposed Scheme is located within land to the east of West Winch village, approximately 2 kilometres (km) south of the centre of Kings Lynn, Norfolk. The Proposed Scheme is located between the A47 (northern extent) and the A10 (southern extent), crossing a number of agricultural land parcels. The location is identified in Figure 1-1: Site Location Plan and described further in Chapter 2: The Existing Site.

1.1.3 The planning application will seek permission for development of:

- 3.5km of new single lane access road, with a new roundabout junction between the West Winch Housing Access Road (WWHAR) and the A47 trunk road providing access to the planned Hardwick Green development;

1.1.4 Additional works include:

- A new roundabout junction between the WWHAR and the A10 at the southern end of the WWHAR;
- Roundabout Junctions on the WWHAR to provide access to the residential allocation area;
- Treatment of local roads which will be severed by the WWHAR, including a new road over bridge with shared footway and cycleway on



Rectory Lane to cross over the proposed WWHAR and the permanent stopping up of Chequers Lane for vehicular traffic;

- A new foot/cycle bridge is to be constructed over Chequers Lane to maintain access to pedestrians over WWHAR;
- Modification and re-orientation of the Hardwick Interchange;
- Dualling of the A47 to the north of the existing highway alignment) between the WWHAR and the A10/A47 Hardwick Interchange junction; and
- Temporary working areas for road construction including haul routes and two sets of National Grid gas main diversion works including construction compounds and temporary access and working areas.

1.1.5 It is anticipated that the dualled section of the A47, the approaches to the Hardwick Interchange and new roundabout junction between the WWHAR and the A47, and the junction at Chequers Lane would be lit. No other lighting is currently proposed.

1.1.6 The Proposed Scheme requires the diversion of the National Grid Feeders 2 and 4 high pressure gas pipelines as ancillary works.

1.1.7 The red line boundary for the Proposed Scheme is presented in **Figure 1-1: Site Location Plan**; the area which it encompasses is referred to as 'the Site'. Further details on the Proposed Scheme are presented in **Chapter 3: Description of the Proposed Scheme**.

1.1.8 The Environmental Statement (ES) is the written output of the Environmental Impact Assessment (EIA) process which has been undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (**Ref. 1.1**) (referred to as the 'EIA Regulations 2017'). The ES is one of the accompanying documents submitted to the determining planning authority, in this case Norfolk County Council (NCC), as part of the planning application.



1.1.9 This chapter outlines the legal framework and structure of the ES and supporting documents. A breakdown of the information required by the EIA Regulations 2017 is provided in **Table 1-1** alongside guidance on the location of this information within this ES.

1.1.10 WSP has been commissioned by the Applicant to manage the EIA. This has incorporated technical input from a number of consultants, as outlined in **Table 1-2**.

1.2 Definition of Environmental Impact Assessment

1.2.1 The term ‘environmental impact assessment’ describes a procedure that must be followed for certain types of projects before they can be given ‘development consent’. The procedure is a means of drawing together, in a systematic way, an assessment of a project’s likely significant environmental effects. This helps to ensure that the importance of the predicted effects and the scope for reducing them are properly understood by the public and the relevant competent authority before it makes its decision as the determining authority. The aim of an EIA is to:

1.2.2 *“protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process” and “ensure that the public are given early and effective opportunities to participate in the decision making procedures” (Ref. 1.2).*

1.3 Legal Framework for the Environmental Statement

1.3.1 The EIA Regulations 2017 implement the requirements of EU Directive 2014/52/EU and require that prior to consent being granted, for certain types of development, an EIA must be undertaken. The EIA Regulations 2017 set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments which may require an



assessment if they give rise to likely significant environmental effects (Schedule 2 development).

Screening (Regulations 5, 6 and 7)

1.3.2 The Proposed Scheme falls under Schedule 2 of the EIA Regulations 2017.

1.3.3 Under Schedule 2 of the EIA Regulations 2017, it is a matter for the Local Planning Authority to determine the need for an EIA through the evaluation of the sensitivity of the Site and surrounding area and whether the Proposed Scheme has the potential to result in likely significant environmental effects by virtue of its characteristics, location and nature of the effects (in accordance with Regulation 5 of the EIA Regulations 2017).

1.3.4 Schedule 3 of the EIA Regulations 2017 outlines the criteria that should be applied when determining whether a Schedule 2 development requires an EIA. The criteria are as follows:

- The characteristics of the Proposed Scheme (e.g. its size, cumulation with other developments, use of natural resources, production of waste, pollution and nuisances and the risk of accidents, having regard in particular to substances or technologies used);
- The environmental sensitivities of the geographical area; and
- The characteristics of the likely significant effects (the extent, the transboundary nature of the effect; the magnitude and complexity of the effect; the probability and duration and the frequency and reversibility of the effect).

1.3.5 A development is considered to fall under Schedule 2 if:

- Any part of the development is to be carried out in a sensitive area; or
- Any applicable threshold or criteria in column 2 of the table in Schedule 2 is exceeded or met in relation to that development.



1.3.6 The Proposed Scheme falls under Schedule 2, category 10(f) Construction of roads, as the Site exceeds the criteria set out below according to the EIA Regulations 2017:

- The area of the works exceeds 1 hectare.

1.3.7 As the Proposed Scheme proposals exceeds the relevant thresholds for Schedule 2 development, and due to the scale and surrounding environment, the Proposed Scheme constitutes EIA development, and the Applicant has decided to forego the EIA screening process and progress with an EIA.

Scoping (Regulation 15)

1.3.8 An EIA Scoping Report was submitted to NCC on March 2021 (as presented in Appendix 1.1), together with a formal request for an EIA Scoping Opinion (Appendix 1.2), in accordance with Regulation 15(1) of the EIA Regulations 2017. A formal Scoping Opinion was subsequently received from NCC on 25th May 2021, as included in Appendix 1.2. Further details on the Scoping Opinion and how it has informed this ES are provided in Chapter 5: Approach to EIA.

Environmental Statement

1.3.9 The findings of the EIA are presented in this ES which has been prepared in accordance with the EIA Regulations 2017 as well as planning practice guidance (**Ref. 1.3**). The ES is provided in three parts:

- Volume 1: Main Text and Figures;
- Volume 2: Technical Appendices; and
- Volume 3: Non-Technical Summary.

1.3.10 Schedule 4 of the EIA Regulations 2017 provides details of the information required for inclusion in an ES. Table 1-1 summarises the requirements and where the information can be found within this ES.



Table 1.1 – Location of required information within the ES

Reference	Required Information	Location within this ES
1 (a)	Description of the development, including in particular: a description of the location of the development	Chapter 2: The Existing Site
1 (b)	a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases	Chapter 3: Description of the Proposed Scheme
1 (c)	a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used	Chapter 3: Description of the Proposed Scheme
1 (d)	an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases).	Chapter 3: Description of the Proposed Scheme and technical chapters 6 to 16
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Chapter 4: Reasonable Alternatives Considered



Reference	Required Information	Location within this ES
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Chapter 2: The Existing Site, Chapter 5: Approach to EIA and technical chapters 6 to 16
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydro morphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Technical chapters 6 to 16
5	A description of the likely significant effects of the development on the environment resulting from, inter alia the construction and existence of the development, including, where relevant, demolition works;	Technical chapters 6 to 16
5	the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;	Technical chapters 6 to 16



Reference	Required Information	Location within this ES
5	the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;	Technical chapters 6 to 16
5	the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);	Technical chapters 6 to 16
5	the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;	Technical chapters 6 to 16 and Chapter 17: Cumulative
5	the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; and	Chapter 3: Description of the Proposed Scheme and Chapter 14: Climate
5	the technologies and the substances used.	Chapter 3: Description of the Proposed Scheme and technical chapters 6 to 16
6	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Technical chapters 6 to 16



Reference	Required Information	Location within this ES
7	<p>A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.</p>	<p>Technical chapters 6 to 16</p>
8	<p>A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.</p>	<p>Chapter 3: Description of the Proposed Scheme</p> <p>Technical chapters 6 to 16</p>
9	<p>A non-technical summary of the information provided under paragraphs 1 to 8</p>	<p>Non-Technical Summary (Volume 3)</p>



Reference	Required Information	Location within this ES
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	All chapters

1.4 The Project Team

1.4.1 In line with Regulation 18(5)(a) – (b) of the EIA Regulations 2017, the ES and technical assessments which inform it have been undertaken by a suitably qualified project team. Table 1-2 presents the Project Team for the ES, their associated roles and expertise. The Project Team stated are responsible for the scope, content and assessment of likely significant environmental effects of their respective technical chapters (where relevant).

1.4.2 WSP is responsible for the coordination, compilation and procedural review of the ES. WSP is registered under the EIA Quality Mark operated by the Institute of Environmental Management and Assessment (IEMA) which recognises our commitment to excellence in EIA activities. WSP was one of the original eight pilot organisations in the UK that trialled the process in 2011 and developed the EIA Quality Mark scheme from the former Corporate Registered Assessor process. We have continued to maintain our EIA Quality Mark registration, following annual examination by IEMA in relation to our ongoing products, staff, innovation and promotion of EIA within the industry. WSP has and continues to support and lead nationally recognised guidance for EIA in the UK.



1.4.3 WSP has developed and applies an in-house set of processes, procedures and guidance for EIA based on sound project management principles.



Table 1.2 – The Project Team

Element	Company	Competent Expert Evidence
<p>EIA Coordination, overarching technical authority for the Environment Statement</p> <p>Chapter 1: Introduction</p> <p>Chapter 2: The Existing Site</p> <p>Chapter 3: Description of the Proposed Scheme</p> <p>Chapter 4: Reasonable Alternatives Considered</p> <p>Chapter 5: Approach to the EIA</p> <p>Chapter 17: Cumulative Effects</p> <p>Chapter 18: Summary and Schedule of Mitigation</p>	WSP	<p>EIA Project Director: Bryony Stocking (MRes, BSc, MIEMA, CEnv)</p> <p>EIA Project Manager: Steffan Shageer (BSc MSc CEnv MIEMA)</p> <p>EIA Coordinator: Lia Herbert (MSc, BSc, PIEMA)</p>
Chapter 6: Air Quality	WSP	<p>Air Quality Technical Leads: Andy Talbot (BSc (Hons) MSc CSci MIAQM MEnvSc PIEMA)</p>
Chapter 7: Archaeology and Heritage	WSP	<p>Archaeology and Heritage Technical Leads: Reider Payne (built heritage) (PhD, MA, BA), Orlando Prestidge (archaeology) (BA (Hons), MA, MCIfA)</p>
Chapter 8: Biodiversity	WSP	<p>Biodiversity Technical Leads: Mark Poynter (Ecology) (BSc, MCIEEM, MEnvSc) David Chesterton (MArborA)</p>
Chapter 9: Landscape and Visual	WSP	<p>Landscape and Visual Technical Leads: Dan Watts (BSc)</p>



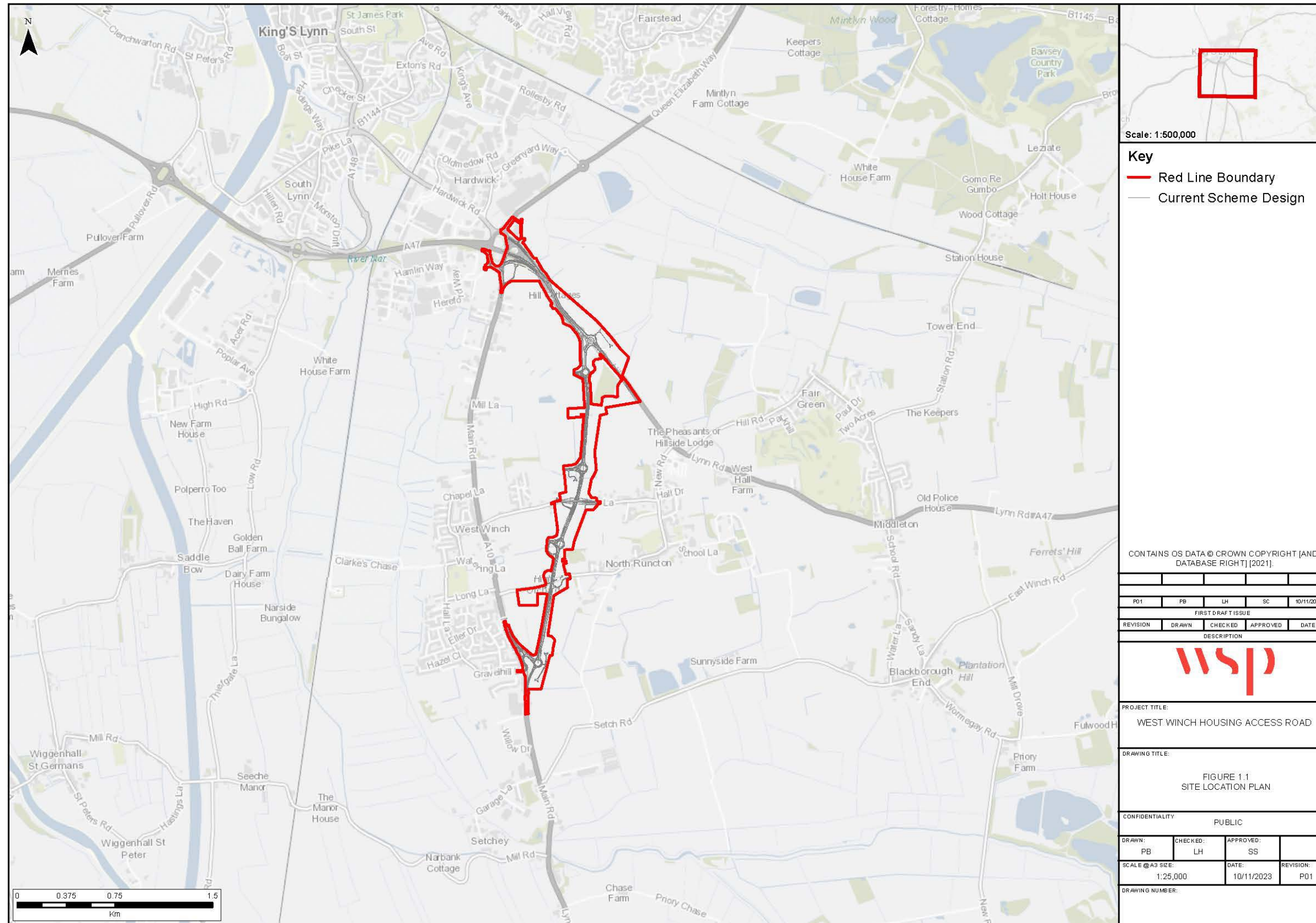
Element	Company	Competent Expert Evidence
Chapter 10: Noise and Vibration	WSP	Noise and Vibration Technical Lead: Michael Ashcroft (Bsc, Ieng, MIOA)
Chapter 11: Water Environment	WSP	Water Environment Technical Lead: Helena Parsons Ph.D, M.Sc, B.Sc (Hons) CGeog (Geomorph) MCIWEM MFRGS Frances Marlow (BSc MSc C.WEM C.Env MCIWEM)
Chapter 12: Geology and Soils	WSP	Geology and Soils Technical Leads: Alex Mann (ground and water) (BSc (Hons), C.WEM, MCIWEM)
Chapter 13: Material Assets and Waste	WSP	Material and Waste Technical Lead: Caroline Jones (BSc, PIEMA)
Chapter 14: Climate	WSP	Climate Technical Lead: Emily Fennel (Climate) (B.A, MSc, PIEMA and REnvP), Ana Loureiro de Sousa Viana Dias (GHG) (MSc MSci PIEMA REnvP) Kelly Worthington (Sustainability Statement) (BSc (Hons) MSc)
Chapter 15: Population and Human Health	WSP	Population and Human Health Technical Leads: Julia Laver (BSc, MSc)
Chapter 16: Traffic and Transport	WSP	Traffic and Transport Technical Lead: Paula Cuthbertson (BSc)



1.5 References

- **Reference 1.1:** Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Statutory Instrument 2017 No. 571.
- **Reference 1.2:** Planning Practice Guidance (PPG) Online Tool, Paragraphs 032 and 033. Reference ID: 4-002-20140306. [Online] accessed via [Guidance Environment Impact Assessment](#) [Accessed October 2023].
- **Reference 1.3:** Planning Practice Guidance (PPG) Online Tool. [Online] accessed via [Guidance Environment Impact Assessment](#) [Accessed October 2023].


Figure 1-1 Site Location Plan



Scale: 1:500,000

Key
 — Red Line Boundary
 — Current Scheme Design

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PO1	PB	LH	SC	10/11/2023
FIRST DRAFT ISSUE				
REVISION	DRAWN	CHECKED	APPROVED	DATE
DESCRIPTION				
				
PROJECT TITLE: WEST WINCH HOUSING ACCESS ROAD				
DRAWING TITLE: FIGURE 1.1 SITE LOCATION PLAN				
CONFIDENTIALITY: PUBLIC				
DRAWN:	CHECKED:	APPROVED:		
PB	LH	SS		
SCALE @ A3 SIZE:	DATE:	REVISION:		
1:25,000	10/11/2023	P01		
DRAWING NUMBER:				

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