

SALDEN CHASE
OUTLINE PLANNING APPLICATION

Chapter 1: Introduction

INTRODUCTION

- 1.01 Environmental Impact Assessment (EIA) is a process by which the environmental effects of a proposed development are assessed. It enables potentially 'significant' environmental effects to be identified and appropriate mitigation measures to be established, minimising or removing adverse environmental effects. This Environmental Statement (ES) presents information gathered as part of the EIA process for this study area. The study area's context is illustrated in Figure 2:1.
- 1.02 This ES has been prepared on behalf of the applicants for the proposed development in North East Aylesbury Vale, referred to in this document as Salden Chase.
- 1.03 The scheme includes a single outline planning application with all matters reserved except for the main points of access. The application is for this comprehensive sustainable urban extension and is formally supported by:
- the formally required application forms, notices and certificates;
 - a Planning Statement;
 - a Design and Access Statement;
 - a Retail Assessment;
 - an Employment Land Assessment;
 - a Health Impact Assessment;
 - a Statement of Community Involvement;
 - a Flood Risk Assessment;
 - an Arboricultural Assessment with an ancillary Veteran Tree Report;
 - an overarching Transport Assessment;

- a Draft Travel Plan;
- an Energy Prospectus; and
- this overarching ES with its ancillary non technical summary, plans and technical appendices.

1.04 The EIA assesses the environmental effects that may arise from the proposed developments as set out on the comprehensive Development Framework Plan (Figure 2.4), with reference to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

1.05 Section 2 gives the Project Location and Description. The consideration given to alternatives is covered in Section 3. Section 4 describes the approach to Environmental Impact Assessment used. The remaining chapters summarise environmental impacts by subject as agreed with the determining authority via the formal screening and scoping process. This forms Part 1 of the the EIA, the Environmental Statement (ES).

1.06 The Figures and Technical Appendices accompanying the ES are also included in Part 2 and Part 3 respectively of this document, providing, where appropriate, background detailed information relevant to the assessment of environmental effects. In addition, a Non-Technical Summary (NTS) provides a brief overview of the Salden Chase proposals, EIA process and predicted environmental effects.

1.07 The co-ordination of this ES has been undertaken by David Lock Associates. To obtain a copy of this document or speak to a member of the sub-consultant consultant team regarding this ES, please contact either:

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