

# 1 Introduction

## 1.1 The Environmental Statement

- 1.1.1 This Environmental Statement (ES) accompanies the submission of a outline planning application on 42.2 Ha of land between Tamworth Road and Bennetts Raod South, Keresley, Coventry. The planning application description of development, which this ES supports, is as follows:

*“Outline application for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Two Form Entry Primary School (with Pre School provision and a community meeting facility); Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; with all matters reserved except for means of vehicular access to the site from Tamworth Road and Bennetts Road South”.*

- 1.1.2 A site context plan is provided at **Figure 1.1**, in Chapter 2 with further information regarding the Proposed Development and the parameters assessed within this EIA, also contained within Chapter 2. This ES has been prepared on behalf of Lioncourt Homes Ltd.

## 1.2 Environmental Impact Assessment (EIA) Procedures

- 1.2.1 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (the ‘Regulations’) require that any Proposed Development falling within the description of a ‘Schedule 1’ or ‘Schedule 2’ development will be required to be subject to an Environmental Impact Assessment given that such development is likely to have ‘significant’ effects on the environment by virtue of factors such as its nature, size or location (Regulation 2).
- 1.2.2 In considering if Schedule 2 development requires an EIA the following criteria (as set out in Schedule 3) are important:
- The characteristics of the development;
  - The environmental sensitivity of the location of development; and
  - The characteristics of the potential impacts.
- 1.2.3 In earlier discussions in relation to a smaller proposal of 400 dwellings on a site of 17.6 Ha located between Tamworth Road and Bennetts Road South, Coventry City Council concluded that the proposal was one requiring EIA. This decision was successfully challenged and a Screening Direction dated 18<sup>th</sup> April 2012 was issued by the Secretary of State for Communities and Local Government confirming that EIA was not required.
- 1.2.4 The current proposal now incorporates 42.2 Ha and a development of up to 800 dwellings, local centre, primary school, public open space, green infrastructure and associated works. Due to the scale of the proposal in a location where Coventry City Council had previously considered a proposal half the size of the current application would be EIA development, it was considered appropriate to treat the new application as requiring EIA.

### The EIA Process

- 1.2.5 An EIA is the process by which development proposals are appraised in terms of environmental, social and economic criteria, in addition to engineering and technical considerations. The EIA process defines the context of the Proposed Development and examines the issues considered pertinent. The purpose is to identify likely ‘significant effects’ that may arise, by comparing the existing situation (baseline) with the situation once the proposals are in place. The significance of effects during construction should also be considered. This ES has been produced as a result of this EIA process.

### 1.3 Environmental Issues

1.3.1 This ES addresses the significant environmental issues considered pertinent to both the construction and operational phases of the Proposed Development. To assist in determining those pertinent issues, a scoping opinion was requested from CCC in July 2013 under Part IV, Regulation 13 of the 2011 Regulations. A scoping letter which outlined those disciplines and work considered necessary was produced to aid CCC in their scoping opinion; this scoping request letter is given in **Appendix 1.1**. CCC consulted with relevant statutory and other consultees and provided a scoping opinion which helped determine the environmental issues and scope of work deemed necessary; their response is also contained in **Appendix 1.1**. The comments received from the various consultees have been incorporated into the appropriate chapters of this ES.

1.3.2 As a result of the scoping process, the environmental issues and subjects which are addressed within this ES include:

- Site Description and Proposed Development
- Planning Policy Context and Alternatives
- Socio Economic Issues
- Ecology and Nature Conservation
- Archaeology and Cultural Heritage
- Landscape and Visual Issues
- Agricultural Circumstances
- Land Contamination and Geotechnical Issues
- Drainage and Flood Risk
- Transport
- Air Quality
- Noise and Vibration
- Overview and Summary

1.3.3 In accordance with the Regulations, this ES comprises the following information:-

- A description of the development proposed comprising information about the site including the nature, size and scale of the development;
- An outline of the main alternatives;
- The data necessary to identify and assess the main effects which the development is likely to have on the environment;
- A description of the likely significant effects, including a consideration of relevant cumulative, direct and indirect significant effects on the environment proposed for development, explained by reference to its possible impact on: human beings, flora, fauna, soil, water, landscape and the interaction between any of the foregoing material assets;
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures will be proposed in order to avoid, reduce or remedy those effects;
- A summary, in non-technical language, of the information specified above; and
- An indication of any difficulties encountered.

1.3.4 In relation to the above discussions, it is therefore considered the ES includes the relevant information, as detailed in Schedule 4 part 1 and 2 of the Regulations, to reasonably assess the environmental effects of the development. Similarly this ES provides the relevant data needed to identify and assess any likely significant environmental effects of the Proposed Development and provides a description of the measures envisaged in order to avoid, reduce or remedy, where possible, significant adverse effects.

1.3.5 The ES has been prepared with reference to the following advisory documents:

- Statutory Instrument Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011
- The National Planning Practice Guidance launched in 2014
- Institute of Environmental Management and Assessment ' Guidelines for Environmental Impact Assessment,' 2004
- The Department of Transport Design Manual for Roads and Bridges, Vol 11: Environmental Assessment; and

## 1.4 Organisation of the Environmental Statement

1.4.1 This ES comprises an assessment of the environmental issues identified as being of significance by the different disciplines. These are supported by figures and appendices, contained in Volumes 1, 2 and 3 where appropriate. The document is structured as follows:-

- Chapter 1 explains the need for the ES and identifies the key environmental issues to be addressed within it. It also sets out the structure of the ES.
- Chapter 2 describes the Site and the Proposed Development and sets out the development principles which are to be tested within the EIA. This chapter also contains the Parameters Assessment Plan which is tested by the following impact assessments. The chapter also provides an outline of the main alternatives, giving consideration to alternative locations for the development, possible alternative uses for the site and the reasoning for choosing the land at Keresley.
- Chapter 3 considers the planning context in relation to the proposal and sets out the planning framework for the rest of the environmental disciplines, including relevant planning policy (and emerging policy) at a National, Regional and Local Level.
- Chapter 4 describes the impact of the Proposed Development in terms of the social and economic aspects, giving consideration to healthcare, population, education and other relevant socio economic issues.
- Chapter 5 provides an ecological assessment to ascertain the general ecological value of the development area and identifies any significant habitats and associated flora and fauna which require conservation and enhancement.
- Chapter 6 considers the potential below ground archaeology and built form cultural heritage elements of the Site and its surroundings and how these will be affected by the Proposed Development.
- Chapter 7 considers how the landscape would be affected by the Proposed Development and examines the visual effects of the proposals upon the surrounding townscape and countryside.
- Chapter 8 considers the agricultural circumstances and the possible impact on the agricultural land and farming businesses where relevant.
- Chapter 9 examines geotechnical and land contamination issues in relation to the development of the Site, in addition to proposing any recommendations for mitigation.
- Chapter 10 assesses the drainage, in terms of surface and foul water, and flood risk in relation to the Site and surrounding area as a result of the Proposed Development. This chapter also includes the Flood Risk Assessment at Appendix 12.
- Chapter 11 examines transport issues and the reviews various modes of public and private transport, based upon the findings of a Transport Assessment (TA). This TA is provided as a separately bound document, referred to as Volume 2. A Framework Travel Plan is also provided separately.
- Chapter 12 considers the effects of the scheme on the air quality of the locality and surrounding area.
- Chapter 13 considers the noise environment of the locality, how this might affect the proposed scheme and, in turn, how the Proposed Development would affect the surrounding area in terms of noise and vibration.
- Chapter 14 provides an overview and summary, in non-technical terms, of the Environmental Statement's findings and conclusions. This information is also presented in a separate leaflet known as a non-technical summary.

1.4.2 The main assessments and accompanying figures are contained within Volume 1 of this ES (i.e. this Volume). The appendices, which provide supportive background and technical information, are

contained in subsequent volumes. For continuity, the appendices are arranged and presented using the same reference numbers as the chapters.

- 1.4.3 The environmental consultants who have contributed to the preparation of this ES are referenced in the Project Directory at the front of this volume of the ES.