



Coventry City Council

**Chris Garratt  
White Peak Planning  
137 Barlow Moor Road  
Didsbury  
MANCHESTER  
M20 2PW**

---

## **SCOPING OPINION**

### **THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017**

**Application No. : SCO/2018/1773  
Registered on : 18/06/2018**

**Re Site at : Land At Tamworth Road**

**Description of Development: Scoping opinion for residential development of up to 550 dwellings**

**Applicant : Bellway Homes**

## **INTRODUCTION**

Coventry City Council has been requested to adopt a scoping opinion under Regulation 15 of the above Regulations, to identify, based on the Scoping Opinion request from White Peak Planning dated June 2018, the context and extent of the information to be provided by the developer in an Environmental Statement (ES) for the proposed planning application.

A screening opinion (SCR/2018/0456), issued in March 2018, stated that Coventry City Council consider the proposals to constitute EIA development and that an Environmental Statement (ES) would be required as part of the planning application.

The development would be for up to 550 dwellings with associated accesses, landscaping and public open space. It would form part of the Keresley Sustainable Urban Extension (SUE).

## **CONSULTATION**

Environment Agency – awaiting response  
Keresley Parish Council – awaiting response  
National Grid – awaiting response

Responses have been received from the following:

Environmental Protection;  
Highways;  
Drainage;  
Ecology;  
Conservation;  
Natural England

## **SCOPING RECOMMENDATIONS**

The LPA has had regard to the suggested scope of works for the ES, as well as the consultation responses received, and is of the view that in addition to the matters set out in the Scoping Opinion request, the ES should also address the following matters.

### **Air quality**

The key pollutants to be considered must include PM2.5 and the model must be validated using monitored data. If Council data is unavailable, the applicant will be required to provide their own data covering a minimum period of 3 months but preferably 6 months.

### **Noise / vibration**

The ES should also consider the new commercial units proposed as part of committed development that may impact on proposed receptors.

### **Flooding / drainage**

The ES should include detailed analysis of the impacts of the development upon the water quality of the Hall Brook, with consideration for the Water Framework Directive requirements. The full drainage response gives further information regarding this as well as other detailed advice.

### **Biodiversity**

It is important that impacts of development at this site and any direct and indirect impacts of other sites coming forward in the SUE are considered in combination from initial stages. This is particularly important when considering Hall Brook, which flows across the SUE and should be considered as a significant ecological corridor on a strategic scale. A combined view on all sites in the SUE should be taken in order to avoid any negative impact on the brook.

It is noted that cumulative impact for biodiversity will be considered in terms of loss, fragmentation and recreational pressure. However, ancient woodland also needs to be specifically considered within the scope of the assessment, including how any indirect impacts will be avoided / mitigated. This includes fly tipping, noise, dust and light pollution and increased recreational impacts such as trampling of ground flora.

Natural England (NE) advise that a Phase 2 habitat survey is carried out on site, in order to identify and important habitats present. In addition, ornithological, botanical and invertebrate surveys should be carried out at appropriate times of year to establish whether any scarce or priority species are present.

### **Landscape**

NE advise that local landscape character areas mapped at an appropriate scale to the development site, along with any relevant plans and management strategies for the areas should be included. The ES should include assessment of the visual and physical effects on the surrounding area and landscape. The ES should include full assessment of potential impacts of development on local landscape character using landscape assessment methodologies. The assessment should include cumulative effect with other relevant developments in the area, and should refer to the National Character Areas on NE website.

### **Access and recreation**

NE advise that potential impact upon public open land and rights of way should be assessed.

### **Soil and agricultural land quality**

NE advise that the applicant should consider the degree to which soils are going to be disturbed harmed and whether best and most versatile agricultural land is involved. This may require a detailed survey if one is not available. If required, an agricultural land classification and soil survey should be undertaken.

## **OUTSTANDING CONSULTATION RESPONSES**

Responses are still awaited from the Environment Agency, National Grid and Keresley Parish Council. Any responses subsequently received will be forwarded to you for information.

## **REQUESTS FOR FURTHER INFORMATION**

The issuing of this scoping opinion does not preclude the local planning authority from requesting further information at a later stage in connection with any ES submitted for the proposed development, under the above Regulations.



Tracy Miller  
Head of Planning and Regulation

Decision Date: 06/11/2018