

1 INTRODUCTION

1.1 INTRODUCTION

1.1.1 This Environmental Statement ("ES") has been prepared on behalf of Lioncourt Strategic Land (the "Applicant") in support of a planning application for a residential development (the "Proposed Development") on land north of Thompsons Farm, Keresley (the "Application Site" or "Site").

1.1.2 The planning application seeks outline permission for up to 500 dwellings, demolition of Thompson's Cottage and associated building, areas of open space, landscaping, associated infrastructure and access (and emergency access) off Bennetts Road North.

1.1.3 The Application Site is situated within the administrative area of Coventry City Council and adjoins the northern built up area of Coventry north of Keresley, north west of the city centre. The location of the Application Site is shown on **Figure 1.1** and the extent of the Application Site is shown on **Figure 1.2**.

1.2 EIA REGULATIONS AND PROCEDURES

1.2.1 An ES is a document that sets out the findings of an Environmental Impact Assessment ("EIA"). An EIA is a process for identifying the "*likely significance of environmental effects*¹" (beneficial or adverse) arising from a proposed development, by comparing the existing environmental conditions prior to development (the baseline) with the environmental conditions during/following the construction, operational and, where relevant, the decommissioning phases of a development should it proceed. The EIA is carried out prior to the submission of a planning application.

1.2.2 The statutory requirements for carrying out an EIA, the content of the ES and the procedures for determining planning applications for 'EIA Development' are set out within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (amended 2018) (the "EIA Regulations").

1.2.3 Where an application is made for planning permission for EIA Development, the local planning authority ("LPA") is not permitted under the EIA Regulations to grant planning permission unless it has first taken the relevant environmental information into consideration.

Screening

1.2.4 In order to determine if it is necessary to undertake an EIA to accompany a planning application, Regulation 5 of the EIA Regulations makes provision for an applicant to apply to a LPA for a 'Screening Opinion'; in the absence of a submitted EIA, Regulation 7 of the EIA Regulations provides for LPAs to screen a planning application on receipt if it appears to require a screening opinion.

1.2.5 The EIA Regulations require that any proposed development falling within the categories set out within Schedule 2 of those regulations should be considered as 'EIA Development' where the development is considered likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2).

¹ The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018)

Introduction

1.2.6 The Proposed Development falls within the category of “urban development projects” under Schedule 2, paragraph 10(b) and exceeds the associated development threshold of 150 dwellings and an overall development area of 5ha; accordingly the Applicant has undertaken an EIA, the findings of which are set out in this ES.

Scoping

1.2.7 In order to determine the scope of an EIA, the EIA Regulations make provision for, but do not statutorily require, an applicant to request that the LPA provide a written opinion as to the information to be provided within the ES. This ES addresses those environmental issues which are considered pertinent and that could potentially result in “*likely significant effects*” as stated in the EIA Regulations. Details of the scoping exercise carried out with regards the Proposed Development is set out in **Chapter 2: Assessment Scope and Methodology**.

1.3 STRUCTURE OF ENVIRONMENTAL STATEMENT

1.3.1 This ES comprises studies on each of the aspects of the environment identified as likely to be significantly affected by the Proposed Development (the ‘technical chapters’), which are supported with figures and technical appendices where appropriate.

1.3.2 This ES is structured as follows:

- **Environmental Statement Volume 1: Main Text and Figures** - Comprises the main volume of the ES, including chapters and associated figures that describe the EIA context, the Application Site, the Proposed Development, and set out the scope of the ES. This is followed by the ‘technical chapters’ for each environmental discipline relevant to the proposals. The volume concludes with a summary.
- **Environmental Statement Volume 2: Technical Appendix** - Comprises the associated technical appendices which support each environmental topic within Volume 1.
- **Environmental Statement: Non-Technical Summary (NTS)** – this provides a concise summary of the ES identifying the likely significant environmental effects and the measures proposed to mitigate, or to avoid the adverse effects of the Proposed Development.

1.3.3 The content of the main ES report comprises:

- Chapter 1 Introduction
- Chapter 2 Assessment Scope and Methodology
- Chapter 3 The Application Site
- Chapter 4 Proposed Development and Alternatives
- Chapter 5 Planning Policy
- Chapter 6 Socio Economics Issues
- Chapter 7 Landscape and Visual Issues
- Chapter 8 Ecology and Nature Conservation
- Chapter 9 Archaeology and Cultural Heritage
- Chapter 10 Ground Conditions
- Chapter 11 Water Resources
- Chapter 12 Transport and Access
- Chapter 13 Noise and Vibration
- Chapter 14 Air Quality
- Chapter 15 Summary
- Chapter 16 Glossary
- Chapter 17 References

- 1.3.4 For continuity, the figures and appendices are arranged and presented using the same reference numbers as the chapters as a means of providing supportive background and technical information.

The EIA Consultant Team

- 1.3.5 To ensure the completeness and quality of this ES it has been co-ordinated and managed by Pegasus Group. Pegasus Group is one of the founding members of the Institute of Environmental Management and Assessment ("IEMA") Quality Mark which is a mark of excellence in EIA co-ordination and management. Pegasus Group has obtained, and retained since inception, its EIA Quality Mark status which is assessed by IEMA.
- 1.3.6 The consultants who have contributed to the preparation of this ES are referenced in the project directory at the front of this document, along with information demonstrating their "*expertise to ensure the completeness and quality of the ES*" in accordance with the EIA Regulations.

1.4 ENVIRONMENTAL STATEMENT AVAILABILITY AND COMMENTS

Availability

- 1.4.1 This ES should be made available by Coventry City Council for public viewing during normal office hours at the below address. For details of where and viewing times please contact Knowsley Council.

Coventry City Council
PO Box 15
Council House
Coventry
CV1 5RR

Telephone: 024 7683 1109
Email: planning@coventry.gov.uk
Website:
www.coventry.gov.uk/planningapplications

- 1.4.2 The ES and planning application documents should also be available via Coventry's website once the planning application has been registered.

- Website: www.coventry.gov.uk/planningapplications

- 1.4.3 Alternatively, the ES may be purchased, the costs for which are set out below:

- Volume 1: Main Text - £100
- Volume 2: Technical Appendix - £150
- Non-Technical Summary (NTS) - Free of charge
- Digital copies of the above documents on a CD - £10

- 1.4.4 For copies of any of the above please contact Pegasus Group at:

Pegasus Group
5 The Priory
Old London Road
Canwell
Sutton Coldfield
B75 5SH

Comments

- 1.4.5 Comments on the planning application should be forwarded to Coventry City Council Planning Department, located at the Council Offices, at the address / details given above. Please do not send comments to Pegasus Group, the Applicant or the consultants who have contributed to this ES as these may not be taken into consideration.

Introduction
