



Coventry City Council

**Sarah Dauncey
Pegasus Group**

SCOPING OPINION

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND & WALES) REGULATIONS 2017

Application No. : **SCO/2018/3007**
Registered on : **30/10/2018**

Re Site at : **Thompsons Farm, Thompsons Road**

Description of Development: Scoping opinion for proposed residential development for up to 500 dwellings

Applicant : **Pegasus Group**

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 Pegasus Group dated October 2018, the context and extent of the information to be provided by the developer in an Environmental Statement (ES) for the proposed planning application.

The development would be for up to 500 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
Archaeology – awaiting response
Keresley Parish Council – awaiting response

Responses have been received from the following:
Environmental Protection;
Drainage;
Ecology;
Highways;

Conservation;
Nuneaton and Bedworth Borough Council;
North Warwickshire Borough Council;
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 the, in addition to the matters set out in the Scoping Opinion request, and ES should also address the following matters.

Air quality

Environmental Protection have advised that the air quality assessment should assess the net contribution from the SUE, as opposed to just the impact of this parcel in isolation. It should also consider the impact of the construction phase on local air quality.

Contaminated land

The assessment should include testing for pesticides and daughter products.

Noise

Environmental Protection have provided details of the desired methodology for the noise assessment. This is contained in the previously forwarded consultation response.

North Warwickshire suggest the applicant consider the impact arising from the use of the Rugby Club upon future residents, although as this is not an impact of the development it may be that this is considered outside of the EIA process.

Water / Hydrology / Drainage

The lead local flood authority consider that the ES should include direct impacts of any new outfalls to watercourse as well as observing the Warwickshire historical flooding map with regard to the downstream catchment. North Warwickshire Borough Council also ask that Warwickshire County Council drainage team are engaged as the County Council will need to know if the proposal will have impact upon measures and schemes currently in place around the village of Fillongley, which is a known flooding hotspot.

The LLFA also consider SuDs management train should be used with multiple stages of treatment, avoiding pipe to pond solutions where possible. It may be possible to utilise existing ponds and surface water ditches as part of the drainage strategy, in a way which does not detriment their existing environmental value.

Biodiversity / Ecology

Ecology are pleased that the need to make net gain for biodiversity in line with Local Plan Policy GE3 and this should be included in the Environmental Statement, along with any mitigation and enhancement, particularly with regard to the existing and proposed green infrastructure across the site and its linkages with surrounding proposed development and the wider landscape. Cumulative impacts which take into consideration surrounding proposals for development should also be considered.

North Warwickshire have requested that the baseline identifies and assesses all the existing green infrastructure connections into the Borough.

Highways

North Warwickshire request that the impact of the development upon the local rural highway network and the Fillongley crossroads be considered. This will involve discussion with Warwickshire County Council.

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 EIA should include assessment of the visual and physical effects on the surrounding area and landscape. The EIA 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.

North Warwickshire Borough Council have identified the North Warwickshire Landscape Character Appraisal 2010 for inclusion within the baseline assessment. Apparently this is more detailed than the county based Arden assessment. The impact upon this character area should be explicitly set out in the ES.

Cultural Assets

The impact upon the setting of the locally listed Keresley House should be considered. A response from Archaeology is awaited.

Socio-economic

North Warwickshire request that the impact upon education and healthcare provision across the administrative boundary be taken into account.

OUTSTANDING CONSULTATION RESPONSES

Responses are still awaited from the Environment Agency, Ecology, Highways and Archaeology. 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: 21.12.18