



North Warwickshire
Borough Council

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This matter is being dealt with by
: Mr J Brown
Direct Dial : (01827) 719310
Your ref : SCO/2018/3007
Our ref : CON/2018/0035

Nigel Smith

Date : 12th November 2018

Dear Nigel

Thompson's Farm, Keresley, Coventry, CV7 8JW
Scoping Opinion – Regulation 15 of the 2017 Environmental Impact Regulations

Thank you for your consultation in respect of the above received on 9 November.

Running through the order of the Pegasus report then I would have the following comments.

- Socio-Economic Issues - The key considerations for the Borough would be to ensure that the impacts on education and health infrastructure take account of the existing provision and capacity in North Warwickshire. Cross boundary consultation with the Warwickshire County Council as both Education Authority and in respect of primary health care should thus be undertaken. It is essential from the Borough's perspective that existing local facilities are not prejudiced by this proposal and that there may be scope here for enhancement due to the potential increased population.
- Landscape and Visual Issues – Please ensure that you treat the North Warwickshire Landscape Character Appraisal of 2010 within the base-line. It is a more detailed assessment of landscape character than the County based Arden Landscape Type. In this regard the impact of substantial new residential development on the landscape character area of this part of North Warwickshire needs to be explicitly set out. The proposed layout of the development should thus address those impacts particularly in respect of preventing an “urban fence” along our common administrative boundary.
- Ecology and Nature Conservation – It is again important that the base-line for this issue identifies and assesses all of the existing green infrastructure connections into the Borough and the sustainability of the whole northern boundary as a green corridor.
- Heritage – You will of course be reviewing the heritage records from the Warwickshire Archive, in particular any underground assets. There are no Conservation Areas affected by the proposal in North Warwickshire and the closest Listed Building is Corley Hall some distance to the west.
- Drainage - At this stage I don't think that it is clear where the sustainable drainage measures to be designed for the site would discharge. Clearly I would ask that the Warwickshire County Council is engaged at the earliest opportunity such that its Flood personnel can assist in this matter. The village of Fillongley is a known “hot-spot” and the County Council will need to know if the proposal will have an impact on the measures and schemes that are in place there.
- Transport – This will understandably be of substantial interest to this Council. I would urge the applicant to engage with the Warwickshire County Council as Highway

Authority in order to better understand the location of particularly sensitive junctions and roads. Immediately, the Fillongley cross roads identifies itself as one of these junctions. Additionally the local highway network is entirely unsuitable for increased traffic – Burrow Hill Lane, Rock Lane, Breach Oak Lane and Church Lane Corley. How traffic impacts can be mitigated on these roads should be considered at this preliminary stage. The likelihood of enhanced bus services through Corley and Fillongley are other issues that need to be scoped into the Environmental Statement.

- Noise – Clearly the M6 Motorway is the significant source here, but the applicant will need to consider the impacts arising from the use of the Rugby Club's ground right on the site boundary.
- Other Matters – Following on from the above reference to the Rugby Club the applicant will need to assess the impacts arising from the flood lighting here on the residential amenity of the future occupiers.

Yours faithfully

Jeff Brown
Head of Development Control