

010\_SD\_CCC\_P16-0905\_121018

29 October 2018

Development Management  
Nigel Smith  
Coventry City Council  
PO Box 15  
Council House  
Coventry  
CV1 5RR

Dear Nigel

**Proposed Development at Land at Thompson Farm, Keresley  
Town and Country Planning (Environmental Impact Assessment) Regulations  
2017 (as amended 2018) - Regulation 15 Request for a Scoping Opinion**

I write on behalf of my client Lioncourt Strategic Land to request a Scoping Opinion in relation to a proposed development on land at Thompson Farm, Keresley, under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended 2018).

In accordance with these regulations please find the following information in the enclosed Scoping Report document, as stipulated in Regulation 15, paragraph 2a:

- *"A plan sufficient to identify the land;*
- *A brief description of the nature and purpose of the development, including its location and technical capacity*
- *An explanation of the likely significant effects of the development on the environment; and*
- *Such other information or representations as the person making the request may wish to provide or make."*

As discussed further in the enclosed document, the site adjoins the northern built up area of Coventry, north of Keresley and lies to the south west of Bennetts Road North and to the north of Thompsons Road. The Site forms the northern part of the allocated Strategic Housing Site H2:1, Keresely SUE and extends to approximately 20.7ha.

It is the intention of Lioncourt Strategic Land to submit an outline planning application, with access not reserved, for up to 500 dwellings, areas of open space and recreational areas and associated infrastructure. It is likely the access to the Proposed Development will be directly off Bennetts Road North and Grove Lane in the form of a new four-armed roundabout. Further information on the proposals is provided in the enclosed Scoping Report within Section 2.

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It is proposed that an Environmental Statement will be prepared to accompany this hybrid application, within which the following disciplines are anticipated to be assessed within discrete chapters:

- Planning Policy Context
- Alternatives
- Socio-Economic Issues
- Landscape and Visual Issues
- Ecology and Nature Conservation
- Archaeology and Cultural Heritage
- Ground Conditions
- Water Resources
- Transport and Access
- Noise and Vibration
- Air Quality

Further information regarding these disciplines can be found in the enclosed Scoping Report which sets out the pertinent issues considered appropriate for assessment in the EIA process, in addition to the specific technical work anticipated for each environmental discipline. The structure of the Environmental Statement is also set out. The Council will also note there are a number of specific points of clarification which we welcome your, and other consultees, views on.

We look forward to receiving the Council's Scoping Opinion on the proposed scope, within the five week timeframe as specified by the Regulations.

I trust this letter and enclosure provides you sufficient information to form your Scoping Opinion, however should you have any queries or require any further information please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely



**SARAH DAUNCEY**  
**Associate Environmental Planner**  
sarah.dauncey@pegasus.co.uk

Enc. Scoping Report

cc. Rachael Bibby – Lioncourt Strategic Land

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