

June 2014

# Environmental Impact Assessment Scoping Report: Land East of Bell Lane, Kesgrave, Ipswich, Suffolk

## On behalf of Persimmon Homes

Prepared by Emily Harvey BA (Hons) MA

Savills (UK) Limited  
*Unex House*  
*132-134 Hills Road*  
*Cambridge*  
*CB2 8PA*

CAPL/101297/A6/EH



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# 1 Introduction

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## Background

- 1.1 Savills UK Ltd have been instructed by Persimmon Homes to prepare a part outline, part detailed planning application for the development of 300 dwellings on land East of Bell Lane, Kesgrave. The planning application description will be as follows:

*“Part outline, part detailed planning application for the development of 300 dwellings, informal recreational space and landscaped areas and roads, engineering and infrastructure works, with full details submitted for 100 dwellings and means of access”.*

- 1.2 The extent of the planning application area is shown within **Appendix 1**.
- 1.3 Together, the two elements of the application (outline and detailed) are referred to as ‘the proposed development’ for the purposes of the Environmental Impact Assessment (EIA).
- 1.4 A Screening Opinion Request was submitted to Suffolk Coastal District Council (SCDC) on the 3<sup>rd</sup> December 2013. SCDC replied on the 20<sup>th</sup> December 2013 indicating that the likely environmental impacts of the development were significant and therefore warranted an Environmental Statement under Schedule 2 of the EIA 2011 Regulations. See **Appendix 2**
- 1.5 On the 9<sup>th</sup> January 2014 Savills UK Ltd on behalf of Persimmon Homes requested a screening direction from the Secretary of State in accordance with regulation 5(7) of the EIA regulations. A Screening direction was received from the Department of Communities and Local Government on the 14<sup>th</sup> March 2014. The Secretary of State Direction concluded that *“any application for planning permission for this development must be accompanied by an Environmental Statement”*. See **Appendix 3**.
- 1.6 Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 makes provision for a prospective developer or their agent to request a formal opinion from the relevant planning authority on the information to be supplied in the Environmental Statement (ES) (known as a ‘scoping opinion’). Scoping is used to help identify where there is the potential for interaction between a project and the environment, and it allows the applicant to be clear about those effects that the planning authority and other

relevant parties consider to be potentially the most significant, and upon which the ES should focus.

- 1.7 This scoping request provides a description of the nature and purpose of the development and its possible effects on the environment and outlines the range of assessment studies that are proposed in order to gauge the significance of these issues. It also describes the intended approach to the assessment itself.
- 1.8 Comments are invited on the content of this report. Should consultees be in a position to identify or provide additional relevant information concerning the existing environment or any particular issues of local importance in respect of the site or its surroundings, this would be welcomed.
- 1.9 The report is structured as follows:
- **Project Overview:** Brief description of the proposed development and an overview of the site, its historical context and the purpose of the proposed development.
  - **The EIA Process:** The purposes and processes of EIA
  - **Scoping Results:** The outcomes of the scoping
  - **Conclusion:** The environmental impacts drawn from the outcomes of the scoping and consequently the information considered as required to be contained within the ES

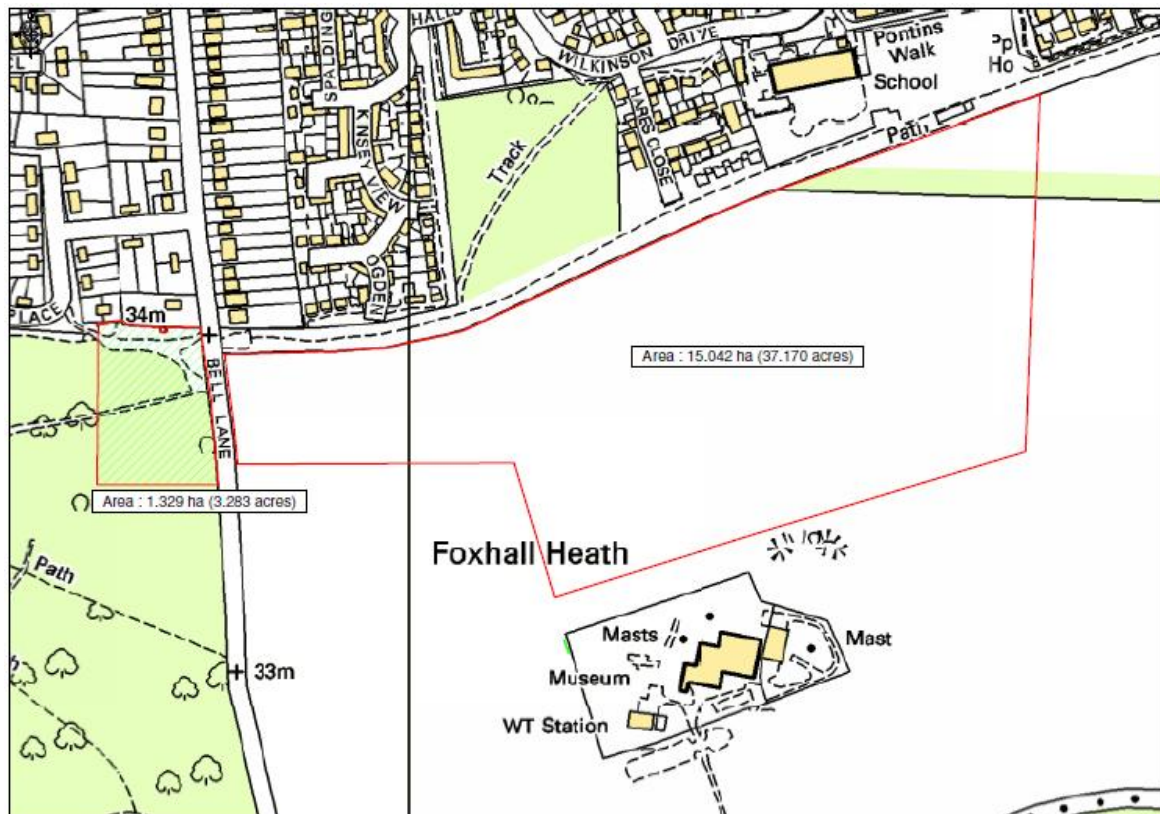
## 2 Project Overview

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### Proposed Development

2.1 The combined site area for planning applications 1 and 2 is 15.05 ha and includes the following uses:

- Residential: 300 units
- Formal and Informal Open Space
- Landscaped Areas
- Access Roads
- Engineering and Infrastructure Works



2.2 Planning Application 3 will be a full planning application for an extension to the existing Primary School to cater for increased pupil numbers as a result of the proposed development and to assist with an existing shortfall of primary school places in the area.

## The Site

- 2.3 The site for planning applications 1 and 2 is located to the south of the town of Kesgrave on the eastern edge of Ipswich in Suffolk. There is no obvious separation between Ipswich and Kesgrave and therefore Kesgrave can be considered as a suburb of Ipswich. The land falls within the parish of Kesgrave, administered by Kesgrave Town Council. The site is accessible via the strategic road network at the Ipswich Docks/ Martlesham Heath roundabout on the A12 approximately xxx km to the east of the proposed development.
- 2.4 The site is situated in an area of generally flat land between the River Orwell and River Debden river valleys with Brookhill Wood to the south and west and Ipswich beyond. The land broadly falls to the south. To the east of the site, is the A12 and the settlement of Martlesham Heath. The A12 sweeps south west and then links to the A14 which then runs west/ east and over the River Orwell by the Orwell Bridge. Public rights of way run along the top of the site and to the south west of the site. The public rights of way are outside of the site.
- 2.5 The land to the north of the application site is primarily used for residential suburban housing development, however Cedarwood Primary School is also located immediately to the north of the application site.
- 2.6 The application site is located on the south side of Kesgrave to the east of Bell Lane and north of Foxhall Road. The land is currently under arable use with a belt of tree planting running west/ east across its width. Foxhall Heath Transmitter Station lies within the application site in the south west corner. The transmitter station is no longer in use. Based on Ordnance Survey data, the historical use of the application site was farmland and the land has remained largely unchanged, bar the introduction of the Foxhall Transmitter Station.
- 2.7 The northern boundary lies to the south of a green corridor providing cycle and pedestrian links and existing housing development in Kesgrave beyond. The Southern and eastern boundaries are formed by a field boundary which comprises of a fence line. Beyond the eastern boundary lies Foxhall Court, a residential property providing B&B accommodation. The western boundary of the site partly adjoins Bell Lane. A rough verge separates the lane from the application site.
- 2.8 There are no international, national or local designations on the application site itself, however a number of designations exist in the local area.

## 3 The EIA Process

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- 3.1 EIA is important for ensuring that the likely impacts of development are established, understood, and fully assessed during the course of the planning process. EIA is a systematic process that examines the environmental consequences of a proposed development and reports these in the form of an ES as a freestanding document submitted alongside a planning application.
- 3.2 Through an EIA the likely significant effects of a development (positive and negative) are identified and assessed within the ES in accordance with current EIA Regulations and as such the ES will provide the following information:
- Description of the Proposed Development
  - Outline of the Main Alternatives and Justification for Chosen Scheme with Reference to the Environmental Effects
  - Description of the Environment likely to be Significantly Affected by the Proposed Development
  - Description of Mitigation Measures
  - A non-technical summary
  - Description of any Difficulties Faced by the Applicant.

### **EIA Methodology**

- 3.3 The EIA will be undertaken in accordance with best practice including:
- IEMA Quality Mark – this is run by the Institute of Environmental Management and Assessment (IEMA) and is based around a set of EIA Commitments, which organisations registered to the scheme agree to comply with. The IEMA EIA Quality Mark provides registrants with a benchmark for their EIA activities and allows them to demonstrate their commitment to effective practice; and
  - National Planning Practice Guidance<sup>1</sup> which draws together previous EIA guidance including the DCLG/DETR guidance documents on EIA such as ‘EIA: A guide to good practice and procedures’ (DCLG, 2006) and DETR Circular 02/99 Environmental Impact Assessment (1999).
- 3.4 One of the key elements of the Scoping Exercise is to consult with the relevant statutory and non-statutory bodies, including SCDC to seek agreement as to the approach to be taken within the ES. In particular, on the precise methodologies to be adopted within the EIA process.

3.5 Principal areas of consideration for the ES centre around:

- Landscape and Visual Amenity
- Habitats and Wildlife (including Designated Sites and Protected Species)
- Social and Economic Effects (Including Tourism, Land Use and Agriculture)
- The Marine and Water Environments (including resources, flow, groundwater, storage and flood risk)
- Historic and Cultural Effects (Including Archaeology, Heritage Features and Historic Context)
- Noise and Air Quality
- Transport

### **Methodology**

3.6 The following will apply to all undertaken assessments unless specifically stated:

3.7 The appropriate study area for each topic will be defined in each section and will allow for the assessment of direct and indirect effects. The area over which the impact of the effects could be felt may well extend beyond the scope of the application site.

3.8 In assessing the environmental impacts of the proposed development positive and negative impacts should be considered as well as direct and indirect effects. The temporal period over which the effects could extend should be considered to include the construction phase as well as the operational phase of the proposed development. The proposed development will be treated as a permanent feature for the purposes of the EIA.

3.9 The EIA will need to pay due regard to “in-combination” effects as a result of other nearby development projects. These projects include:

- allocated or consented sites within a 5km radius of the proposed development
- Nationally Significant Infrastructure Projects within 20km of the proposed development.

3.10 The proposed prediction of effects will be based on the professional judgement of the trained and competent experts undertaking the assessments. A clear justification for any adopted strategy for prediction will be adopted to ensure all assumptions are open to independent review.

3.11 The significance of the effects is assessed against a defined scale as set out in **Appendix 4**. The significance of an effect is generally considered in relation to:

- The value of the resource



- The magnitude of the effect
- Timescale
- Sensitivity of receptor

3.12 Receptors are the physical resource or group that would experience an effect from the environmental impact of the proposed development. This is often dependant on the spatial relationship between the receptor and the resource but will vary between environmental factors. The baseline studies will identify potential receptors to the proposed development.

### Cumulative Effects

3.13 Cumulative effects are those that when combined with other effects may be more (or less) than the sum of the individual effects. These may relate to incremental changes resulting from past, present and (where identifiable) future development. In line with EIA regulations all developments nearby that have the potential to produce a cumulative effect will be considered as part of the assessment baseline. The effects can only be considered where sufficient data exists and is available to inform the assessment. The potential for cumulative impacts therefore is likely to only include developments that has publically available information attached to them as part of a formal planning process. For this site, these developments include:

- Land South of Adastral Park C09/0555
- Land South of Blacktiles C10/1906
- Land at Trinity Park C12/1930

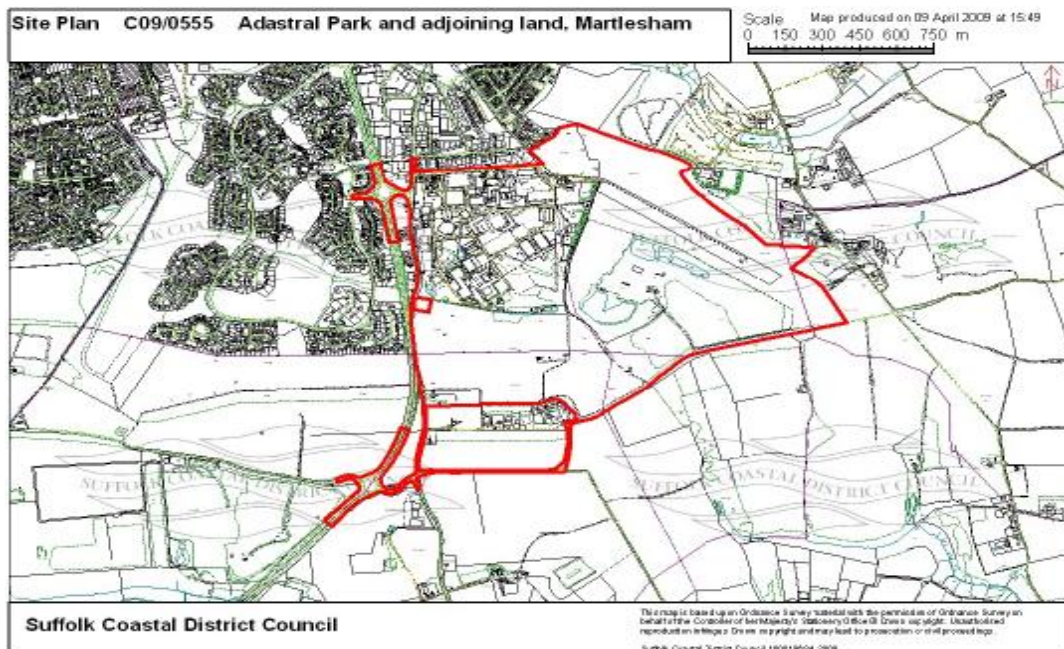


Fig 2: Adastral Park Site

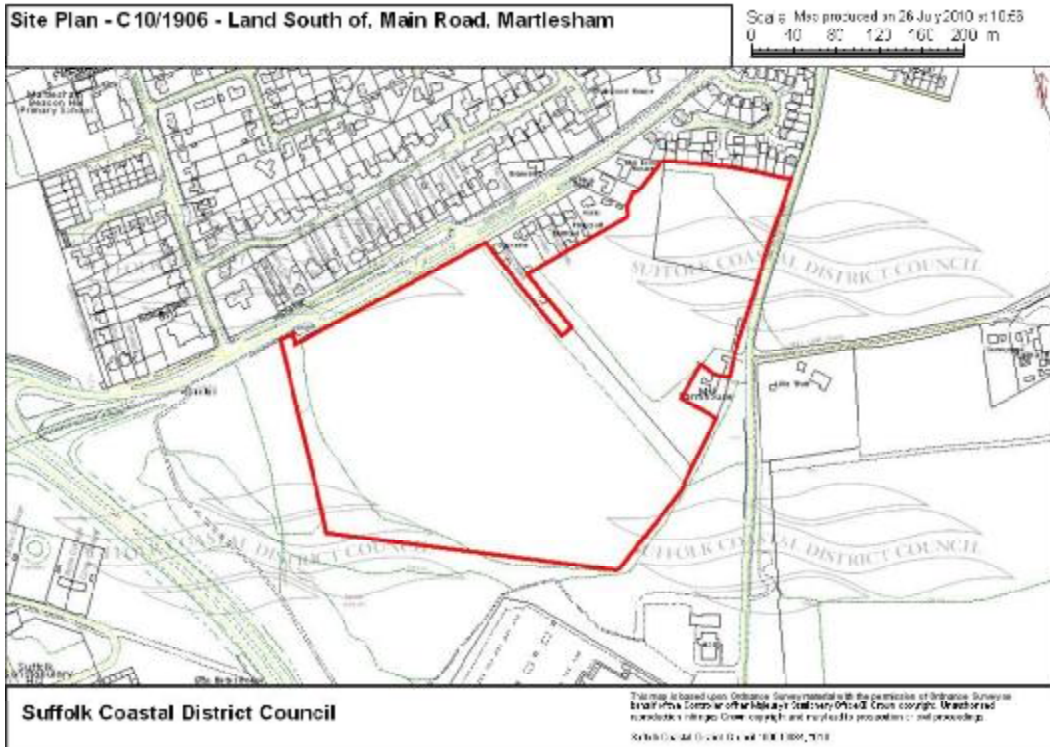


Fig 3: Blacktiles Site



Fig 4: Trinity Park Site

3.14 Other important aspects of the methodology are outlined as follows:

- Mitigation: Where practical and viable mitigation measures will be identified

- Residual Effects: Any effects following the imposition of mitigation measures will be included.
- Monitoring: Appropriate monitoring procedures will be identified as required.
- Difficulties: in accordance with EIA regulations any difficulties during assessment work will be reported in the ES.
- Schedule 4 of the 2011 EIA regulations require for consideration of alternative forms of development to be addressed, and will be fully addressed within the ES

## 4 Scoping - Process

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### Purpose

- 4.1 EIA is generally carried out in four progressive stages
1. Scoping & Consultation
  2. Baseline Data Gathering
  3. Impact Assessment & Identification of Mitigation Measures
  4. Preparation of the ES and Non- Technical Summary
- 4.2 The purpose of the EIA is to identify the likely effects of the proposed development in accordance with the requirements as set out in part II of schedule 4 of the EIA regulations 2011 and the significance of those effects. Those defined as likely to be significant are therefore to be included in the scope of the EIA.

### LPA Opinion

- 4.3 The scoping opinion of the LPA represents its view as to:
- what should be included within an ES and
  - what assessments are required to determine effects
- 4.4 A scoping opinion is therefore sought from SCDC in order to reach agreement on the topics and issues to be addressed as part of the EIA and included within the ES. This scoping request therefore includes the following information:
- Site Plan (including red line boundary) (Appendix 1).
  - Description of the nature and purpose of development and its possible effects
  - Other information as considered relevant

### Topics

- 4.5 The topics considered within this scoping report are:
- Socio Economics
  - Traffic & Transport
  - Cultural Heritage (Including Archaeology)
  - Landscape & Ecology (Including Visual Impact)
  - Other (Including Noise, Air Quality, Water, Geology, Waste, Construction Phase)

- 4.6 For each topic the indirect and direct effects will be considered for a) the construction and b) the operation phases.

#### **Assessment**

- 4.7 The request for a scoping opinion is made in accordance with European Council Directive 2011/92/EU and the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and has due regard to the following:
- IEMA Quality Mark
  - National Planning Practice Guidance (Section 3.2)
  - Guidance on EA Scoping (European Commission – June 2001)
  - EIA: A Guide to Good Practice and Procedures (Consultation Paper: June 2006)
  - Policies and Guidance Relevant to the Environmental Topic being Assessed.
- 4.8 Preliminary consultation has already taken place and is reflected in Appendix 3. Consultation will continue throughout the EIA process.

## 5 Scoping – Environmental Effects

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- 5.1 This section reviews the likely environmental impacts of the proposed development at land East of Bell Lane, Kesgrave on a topic by topic basis. Where a significant potential effect is identified so it the scope for undertaking an EIA in relation to that topic.

### **Socio Economic Effects**

- 5.2 The proposed development is largely residential and therefore is likely to cause a range of socio economic effects including population increase and increased demand for facilities, services and employment.
- 5.3 The existing baseline for the needs to be established to inform the likelihood of potential impacts. The baseline for the area is considered as follows:
- The proposed development lies within Kesgrave Parish, which had a population of 14,400 at the time of the 2011 census. The population of the Suffolk Coastal district as a whole was 124,600.
  - There is a strong demand for housing in the area and an ongoing shortfall in affordable housing in the district. The planning reference for this is the 2008 SHMA. As the LPA have consistently fallen below their 5 year land supply target, this is still considered relevant despite its dated nature.
  - Unemployment within the Kesgrave Parish is 1.2%, well below the national average. The unemployment within the Suffolk Coastal district is 1.9%.
  - Community facilities within Kesgrave include a secondary school and sixth form, five primary schools, a library, numerous local shops and a community and sports centre. Higher level services, including a hospital and two train stations, are located in Ipswich.
- 5.4 The socioeconomic assessment will detail and analyse local conditions including:
- Crime & Deprivation (focused around IMD Data)
  - Changes in Employment
  - A detailed profile of the agricultural business baseline for the site
  - Assessment of community facilities and capacity (including education and health)
  - Assessment of green space provision

- 5.5 The assessment will involve detailed consultation with a range of stakeholders including but not limited to:
- LPA
  - County Education
  - Primary Care Trust
  - Emergency Services
- 5.6 The proposed development is likely to result in an increased population and may result in:
- Demographic changes and the need for supporting community infrastructure.
  - Generation of employment directly and indirectly during the construction and operational phases
  - Provision of new market and affordable housing
  - Increased demand for facilities and services
- 5.7 The methodology for assessing the impacts will include:
- Review of baseline conditions
  - Consideration of relevant planning policy
  - Assessment of scale, scope and permanence of impacts
  - Consideration of cumulative impact
  - Recommendation of Mitigation Measures
  - Assessment of residual impacts of mitigation
- 5.8 The assessment will include consideration of:
- Jobs created from the scheme and its construction
  - Diversification of the local economy and inward investment
  - Quantum and Mix of Proposed Housing and its contribution to local need
  - Quantum and Mix of community facilities
- 5.9 Potential mitigation measures include:
- Financial contributions to minimise increased pressure on services and facilities
  - Local labour agreements
  - Financial compensation to landowners
- 5.10 The precise measures to prevent, reduce and offset significant adverse effects will be determined through the EIA process.

## Traffic and Transport



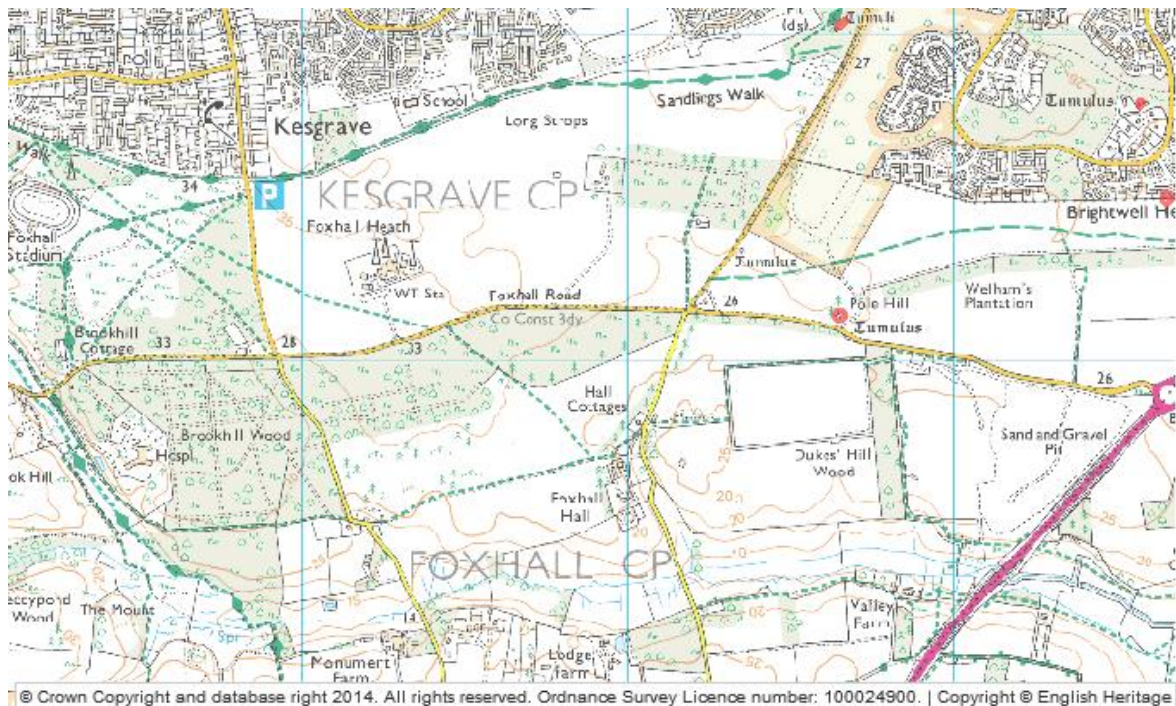
*Fig 5: Local Transport Network*

- 5.11 The proposed development will lead to an increase in traffic on the local highway network due to the proposed connection to Bell Lane. New pedestrian and cycle links will be provided. The traffic and transport assessment will provide full details of the likely environmental impacts of the proposed development in terms of transport.
- 5.12 The site is to the east of Ipswich and to the west of the A12. The A1214 runs through the village connecting to the A12 at Martlesham and providing access to Ipswich city centre and railway station. The A12 is a main strategic route connecting the east of England to London and via connection to the A14 to the Midlands.
- 5.13 The site is located immediately adjacent to Bell Lane with a proposed junction connection onto the existing road. Foxhall Road runs to the south of the proposed development.
- 5.14 Consultation will be carried out with Suffolk County Council, SCDC and, where appropriate, the Highways Agency to understand the impact of the proposed development. Existing conditions will be established to provide baseline data for potential effects. Existing travel patterns will be based on available data such as the 2011 census.



- 5.15 The likely effects would arise as a result of the proposed development:
- Increased traffic flows during and post construction on the local network
  - Changes to the local network, including provision of a junction on Bell Lane
  - Creation of new transport infrastructure within the proposed development site
- 5.16 A transport assessment will be prepared to support the planning applications in accordance with DfT, IEMA and Government Design Manual guidance. The EIA will summarise the report findings focusing on environmental issues. The TA will examine capacity on the existing network and safety within the study area and set out changes in traffic flows and mitigation as appropriate, including for short term construction related impacts. It is considered outside of the scope of the EIA to assess the impact of additional traffic on 'fear' and perception of 'intimidation'.
- 5.17 The precise scope will be determined from the responses to this report, however at this stage it is anticipated that the TA will include assessment of:
- Baseline survey and characterisation of the existing network including site surveys
  - Options to link the development to the Public Highway and characterisation of the proposed access route
  - Options for delivery routes for construction phase
  - Prediction of likely effects
  - Options for mitigation
  - Description of residual impacts
- 5.18 Potential Mitigation Measures during construction may include:
- Implementation of a construction environmental management plan
  - Routing of HGVs away from local villages during construction phase
  - Limiting working/ delivery hours
  - Wheel Washing
- 5.19 Potential Mitigation Measures during operation may include:
- Junction improvements
  - Pedestrian and cycling improvements
  - Cycle parking and storage

## Archaeology and Cultural Heritage



### Legend

 Listed Buildings	 Scheduled Monuments	 Parks and Gardens
 World Heritage Sites Property Boundary	 World Heritage Sites Buffer Zone	 Battlefields
 Wrecks	 Building Preservation Notices	 Certificates of Immunity
 English Heritage Sites		

**Fig 6: Local Historical Features**

5.20 This section reviews the likely environmental impacts of the proposed development at land East of Bell Lane, Kesgrave on cultural heritage and archaeological. No previous archaeological work is known to have been undertaken at the proposed development site. Further field evaluation and survey work will be undertaken to support this.

5.21 There are xxx scheduled ancient monuments within 2km of the proposed development site and xxx listed buildings.

5.22 The key issues have identified the following likely effects of the proposed development:

- Disturbance of buried remains
- Effect on setting of nationally important listed buildings
- Effect on the setting of Scheduled Ancient Monuments

- 5.23 A qualitative assessment of historic environment features will be undertaken by trained and competent professional in accordance with Field Archaeologists Standards and Guidance and other relevant policy context.
- 5.24 The assessment will conform to principles and objectives as set out in the NPPF and DMRB volume 11, section 3, part 2 (cultural heritage) and undertaken in consultation with Suffolk County Council and English Heritage. Consideration will be given to effects during and post construction and will cross reference to the visual and landscape assessment work.
- 5.25 Potential Mitigation Measures include:
- Sensitive design proposals
  - Implementation of a construction management plan
  - Development of a detailed archaeological mitigation strategy
  - Strategic Landscaping
- 5.26 The precise measures to prevent, reduce and offset significant adverse effects will be determined through the EIA process.

## Landscape and Ecology

### Ecology

- 5.27 The proposed development has the potential to affect ecological receptors within and surrounding the site through the following direct and indirect impacts:
- Fragmentation and loss of habitats
  - Disturbance to retained habitats
  - Disturbance to protected species



**Fig 7: Sites of Special Scientific Interest.**

5.28 The current baseline has been developed from an assessment of existing known designations. There are no designated national nature sites within 15km of the proposed development. The nearest locally designated sites are Mill Stream Local Nature Reserve approx 1.2km and Sandlings Local Nature Reserve approximately 1.75km from the site respectively.

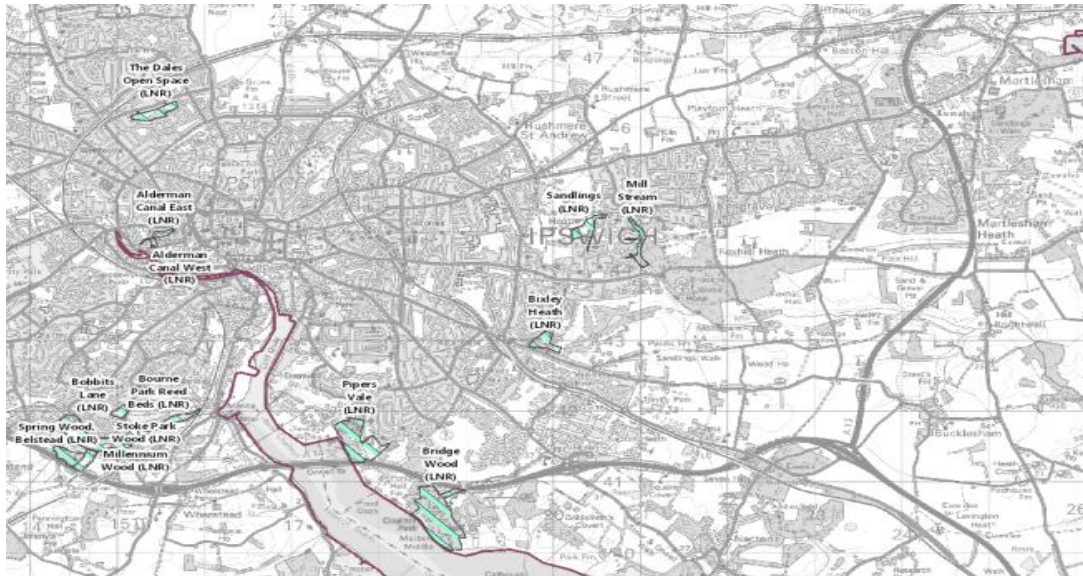


Fig 8: Local Nature Reserves

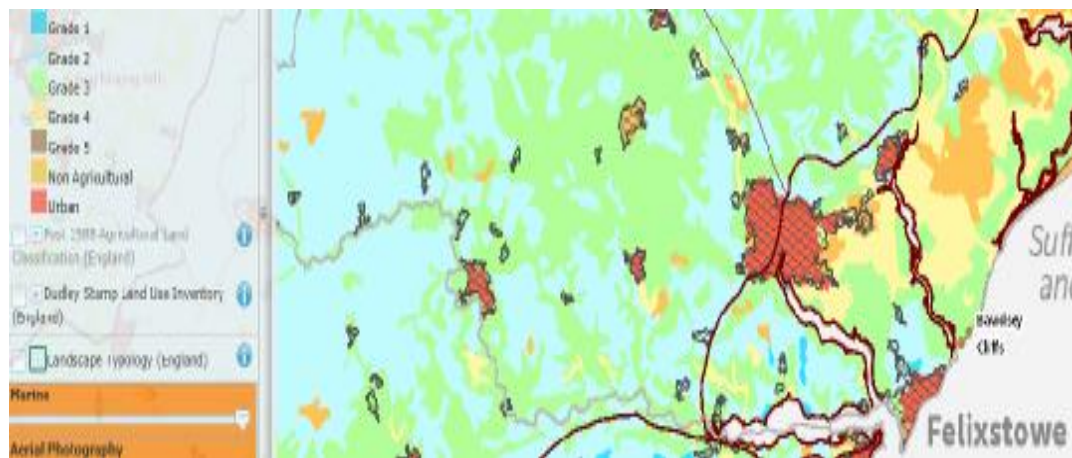


Fig 9: Agricultural Land Grade

5.29 The majority of the proposed development site is under agricultural land use (Grade 4 and 3b land) and the main habitat is arable land, interspersed with some small areas of hedgerow and rough grassland. It is considered that this may provide suitable habitat for foraging bats and badger as well as farmland bird species and other mammal species such as rabbit and fox. No ponds or watercourses existing within the proposed development site and therefore potential for amphibians is considered low. Butterflies, lizards and moths may also be prevalent on the site.

- 5.30 The key issues associated with ecology are considered to be:
- Loss of existing habitats
  - Indirect loss of habitats (breeding, foraging and roosting grounds)
  - Creation of new habitats
  - Disturbance to habitats and protected species
- 5.31 On and offsite mitigation measures can be imposed to address negative effects. Further survey work will need to be completed to inform the effects and mitigation measures.
- 5.32 An ecological impact assessment will be undertaken in accordance with guidelines produced by the Institute of Ecology and Environmental Management (2006). The assessment will review relevant policy and baseline conditions. The ecological resources will be categorised in regards their significance and magnitude and the significance of any effects will be derived from IEEM guidelines and the geographical hierarchy of importance. Mitigation and enhancement measures will be discussed and embedded into the design where practical prior to establishing any residual impacts and may include:
- Implementation of a Construction Environmental Management Plan
  - Retention of Sensitive Habitats where possible
  - Enhancements to existing habitats
  - Measures to reduce external lighting
  - Scheduling works outside of sensitive seasons
  - Creation of new habitats
  - Biodiversity offsetting
- 5.33 The precise measures to prevent, reduce and offset significant adverse effects will be determined through the EIA process.

## Landscape



*Fig 10: Aerial Landscape Photograph*

- 5.34 The need for an assessment of landscape and visual effects results from the potential for the development to have significant effects on landscape character and visual receptors during construction and operation. The visual assessment examines effects that arise from changes in character and view arising from the proposed development. The significance is determined by the sensitivity of the receptor. Views from public footpaths and recreational spaces are generally considered more sensitive than transient views from roads or workplaces. Zones of visual influence along with studies and surveys of the existing areas will define the extent of visibility.
- 5.35 The site is located on a flat plateau between the river valleys of the River Deben and the River Orwell. Arable farmland dominates the landscape with areas of woodland and tree planting to the south and west. To the north Kesgrave village is the dominant feature. Existing rights of way can be found immediately to the north of the application site running along the northern boundary and cutting across the field in a north west/ south east direction at the south west corner of the site.
- 5.36 Protected features in the vicinity include:
- A number of Scheduled Ancient Monument Bowl Barrows at Pole Hill, Dobbs Corner, Birch Grove and Lancaster Drive.
  - Grange Farmhouse – Grade II listed dwelling approx 1km north east of the application site.

- Mill Stream and Sandlings Local Nature Reserves to the north east and Bixley heath Local Nature Reserve to the South.
- Entry Level Agricultural Stewardship Agreement to the west of Foxhall Transmitter site.

5.37 The key issues are considered to be:

- Changes to landform and topography as a result of engineering and earthworks
- Changes to tree cover, hedgerows and vegetation patterns
- Changes to land use, built features and building materials
- Changes to public rights of way.

5.38 The methodology for assessment will follow guidance set out in the DMRB volume 11, Section 3, Part 5 and the Guidelines for LVIA from the Landscape Institute and Institute of Environmental Management and Assessment, April 2013 and undertaken in consultation with SCDC and Natural England. Physical elements to be recorded and inform the baseline include:

- Topography and geology
- Land use type and open space (statutory and non-statutory designations)
- Development patterns and scale
- Vegetation Patterns and Extent
- Transport routes and Public Rights of Way
- Heritage Features (including listed buildings)
- Existing landscape character assessments, strategies and plans produced by Natural England, SCDC and Suffolk County Council.
- Representative views of landscape character areas and from visual receptors

5.39 The potential mitigation measures and cumulative effects will be considered and the precise measures to prevent, reduce and offset significant adverse effects will be determined through the EIA process.

#### **Other Notable Areas of Consideration**

##### **Noise & Air Quality**

5.40 The effects of the proposed development on noise and air quality may be significant, particularly during the construction phase of the development, including HGV movements, excavation and earthworks, plant and machinery which may generate noise and dust. A chapter should be included within the ES on these elements and should be due regard to the potential for effects from vibration as well as noise and air quality. There are in addition

potential impacts from vibration of construction plant, especially were a piling solution to be required. Assessment should therefore be undertaken in regards to noise, air quality and vibration in accordance with national guidelines and in consultation with the LPA and consider mitigation measures where appropriate.

## Hydrology & Flooding

- 5.41 New development may impact upon demand for existing water resource and may be impacted upon by flooding. The application site is well away from existing watercourses and in Flood Zone 1. Flooding is therefore unlikely to result in significant effects, however the change of land use and number of homes proposed may present issues in regards surface water drainage, foul drainage, flooding from groundwater, water quality and sourcing potable water. The site has a minimal risk of flooding from artificial sources or from the sea.

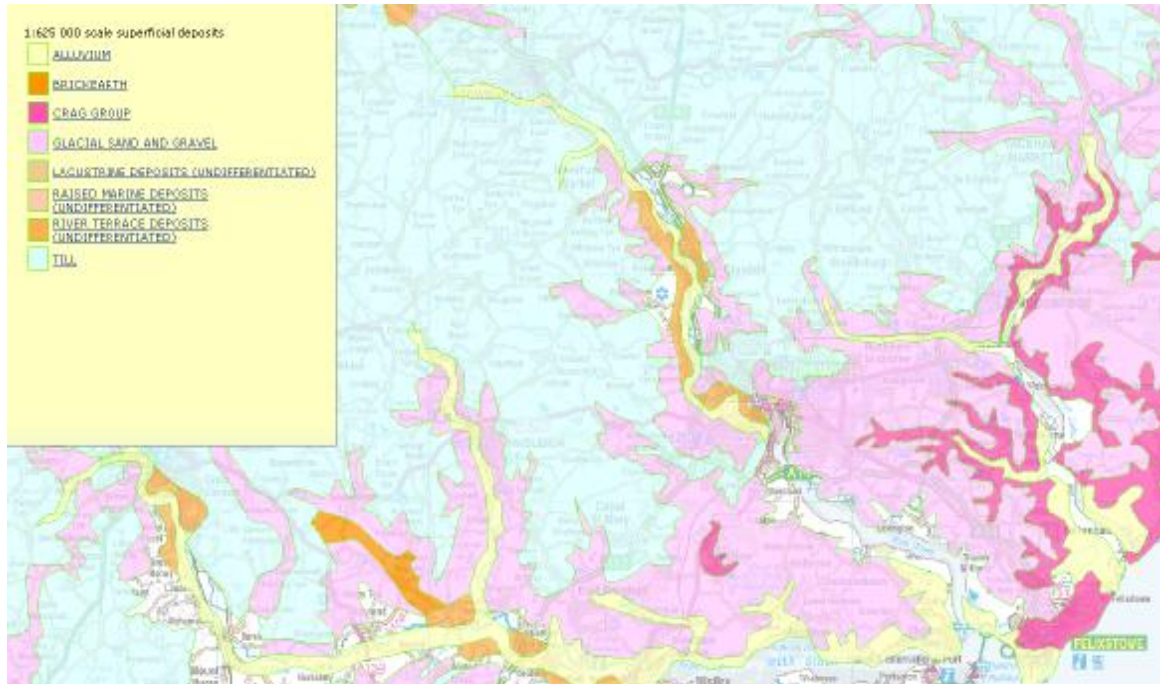


- 5.42 The capacity of existing resources to cater for the proposed development will need to be assessed in consultation with the relevant statutory bodies and the scheme designed to address effects on surface water quality, groundwater contamination, hydrology and associated flooding, demand for potable water and impact on off site watercourses and should be included within the ES

## Geology, Soils and Contamination



5.43 Existing ground conditions need to be fully investigated to assess potential effects, including contamination. Assessments should be undertaken in accordance with best practice to review published and site survey information in consultation with relevant statutory bodies and mitigated as required. The results of these surveys will provide sufficient information to assess whether a chapter is required within the ES.



## Telecoms

- 5.44 New buildings and structures can effect radio and television reception, however the short building heights in comparison to the heights of transmitters that serve this area are not considered to result in any significant potential impacts. It is not therefore considered necessary to scope this element.

## 6 Conclusion

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- 6.1 This scoping report has identified a range of environmental and technical features for the EIA will assess. Direct and indirect effects of development will be considered during construction and operational phases of the proposed development. The EIA is iterative and therefore will inform and shape the design of the scheme, adapting where necessary to address any effects that become evident during the EIA process.
- 6.2 The ES will be structured into two parts
- Introductory (Non-Technical) Sections
  - Assessment (Technical) Sections
- 6.3 The introductory sections will cover the context of the proposed development and provide an overview and explanation of the relevant planning consideration under which the planning application will be determined. The Assessment section will assess each topic outlined above. Consideration will be given to positive and negative, direct and indirect, cumulative and residual effects and outline their significance in relation to the proposed development. The ES will be accompanied by technical reports in relation to the topics covered within it. A non-technical summary will accompany the ES.



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# Appendix 1

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# Appendix 2

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## Appendix 3

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# Appendix 4

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# Appendix 5

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# Appendix 6

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