

Our ref: JAJ/4348

John Imber  
Planning Delivery

East Staffordshire Borough Council  
The Maltsters  
Wetmore Road  
Burton upon Trent  
Staffordshire  
DE14 1LS

**Via Email**

11<sup>th</sup> March 2013



masterplanning ■  
 environmental assessment ■  
 landscape design ■  
 urban design ■  
 ecology ■  
 architecture ■  
 arboriculture ■

P/13/00290

Lockington Hall  
Lockington  
Derby DE74 2RH

Tel: 01509 672772  
 Fax: 01509 674565  
 mail@fpcr.co.uk  
 www.fpcr.co.uk

**RE: LAND WEST OF UTTOXETER – REQUEST FOR AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCOPING OPINION**

I am writing on behalf of St Modwen Developments Ltd to formally request an Environmental Impact Assessment (EIA) Scoping Opinion for Land West of Uttoxeter.

This request is made under Part 4 of the Town & Country Planning (Environmental Impact Assessment) (England) Regulations 2011. In accordance with the EIA Regulations please find enclosed our Scoping Report which includes the information required for a scoping request and is intended to provide the basis for scoping consultations and the subsequent formal Scoping Opinion.

The application is likely to seek approval in outline for the following main elements:

- Up to approximately 700 new homes with associated infrastructure and open space;
- 10Ha of employment land;
- A site for a primary school;
- A local centre providing community services and retail facilities;
- Supporting transportation proposals and utilities; and
- Comprehensive landscape framework, including open space and habitat creation.

It is proposed that the application will be made in outline and submitted to East Staffordshire Borough Council during April/May 2013. The application and EIA will clearly define the nature and quantum of development in sufficient detail to enable a full assessment of environmental impacts.

We trust that this request and the enclosed report are satisfactory and look forward to receiving your Scoping Opinion within the 5 week period from receipt of this request as set out in the Regulations. This can be subject to review due to Easter holiday period, although our preference would be for a response sooner than 5 weeks. We invite you to consider the proposed EIA scope of the report and advise if this should be amended.

As discussed if you require any hard copies of the report or wish to discuss issues raised during consultations, then please do not hesitate to contact me.

Yours sincerely

**James Jonson**

Associate  
FPCR Environment and Design Limited  
james.jonson@fpcr.co.uk



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St Modwen Developments Ltd

**Land West of Uttoxeter**

**Environmental Statement  
SCOPING REPORT**

March 2013

**FPCR Environment and Design Ltd**

Registered Office: Lockington Hall, Lockington, Derby DE74 2RH

Company No. 07128076. [T] 01509 672772 [F] 01509 674565 [E] [mail@fpcr.co.uk](mailto:mail@fpcr.co.uk) [W] [www.fpcr.co.uk](http://www.fpcr.co.uk)

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Rev	Issue Status	Prepared / Date	Approved/Date
-	Draft	JJ 06/03/13	
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- 3.0 REQUIREMENTS FOR AN ENVIRONMENTAL IMPACT ASSESSMENT
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## **FIGURES**

- Figure 1 Site Location Plan

## **1.0 INTRODUCTION**

- 1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared on behalf of St Modwen Developments Ltd (the “applicant”) in respect of land west of Uttoxeter (the “application site”). It is the intention of the applicant to submit an outline planning application for residential and employment use development on the site. The application site is located within the Borough of East Staffordshire. Figure 1 details the location and context of the site.
- 1.2 The proposed development would comprise up to 700 dwellings and 10Ha of employment, a site for a primary school, local centre, associated infrastructure, other transport measures and off site highway improvements, new internal roads, and a comprehensive framework of new landscape proposals including open space and habitat creation.
- 1.3 The outline planning application will include an Environmental Impact Assessment (EIA), with the information presented by way of an Environmental Statement (ES). This Scoping Report has been prepared to identify the likely significant environmental effects of the proposed development which will need to be assessed in detail in the EIA and reported within the ES.
- 1.4 This report presents information to assist East Staffordshire Borough Council (ESBC) in the process of scoping the EIA and outlines the applicants view as to the significant effects that the EIA would need to examine and the preliminary scope of information to be provided in the ES. It constitutes a formal request to ESBC for an EIA ‘scoping opinion’ in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011.



## **2.0 THE SITE**

- 2.1 The site lies adjacent to the existing western edge of Uttoxeter, with the A50 flanking the northern edge of the site and Bramshall Road to the south.
- 2.2 The landscape of the site is characterised by agricultural land comprising approximately 7 pastoral fields, Parks Farm, Park Fields Farm and associated outbuildings. To the north, it is bounded by a concrete track, hedgerow and the A50. To the west, a combination of the access track to Moss Beds farm and a hedgerow forms the boundary, with housing forming the boundary to the east. Mature trees are either within the fields or are set within the hedgerows.
- 2.3 Two public rights of way (PROW) cross the site.
- 2.4 The site extends to approximately 49 hectares (Ha). The precise extent of the red line planning application boundary would be finalised as part of the planning, design and EIA work to be undertaken prior to submission of the application.

### **3.0 REQUIREMENTS FOR AN ENVIRONMENTAL IMPACT ASSESSMENT**

- 3.1 The Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 require that any proposed development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, is required to be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 2(b)).
- 3.2 The proposed development falls under Schedule 2 of the EIA Regulations, as it comprises an 'urban development project' with a development area greater than 0.5 ha. The DETR Circular 02/99 provides guidance on the size and scale of the various types of Schedule 2 developments that may result in significant effects on the environment and thus require EIA.
- 3.3 Consequently, the applicant proposes to undertake an EIA and submit an ES as part of the future planning application.
- 3.4 The ES will contain the findings of the Environmental Impact Assessment (EIA) and will be prepared in accordance with the requirements of the Regulations. The ES is required to include "at least" the information included in Part II, Schedule 4 to the Regulations and such information in Part I as is reasonably required to assess the environmental effects of the development and which the applicant can reasonably be required to complete.
- 3.5 The purpose of the ES is to identify the development's "likely significant environmental effects". The ES will include the following information required by the Regulations:
- *"A description of the development, comprising information on the site, design and size of the development.*
  - *A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.*
  - *The data required to identify and assess the main effects which the development is likely to have on the environment.*
  - *An outline of the main alternatives studied and an indication of the main reasons for the choice, taking into account the environmental effects.*
  - *A non-technical summary of the information set out above."*
- 3.6 Each environmental topic within the ES will be considered in the following way :
- *"A description of baseline conditions.*
  - *An assessment of potential effects that may arise during demolition, construction, operation and decommissioning (where appropriate).*
  - *Detail of the mitigation measures proposed to remove, reduce or remedy any potentially significant adverse effects.*
  - *A description of any significant adverse effects that may remain following implementation of the mitigation measures."*

### **Scoping Opinion**

- 3.7 The purpose of this report is to seek the 'scoping opinion' of ESBC on the issues which should be addressed in the ES. It details the views of the Applicant, as to the proposed scope of the environmental issues and to the method by which assessment will be undertaken. The comments of ESBC and other consultees and stakeholders are invited as to the method and scope of the proposed assessments.
- 3.8 To assist this scoping process the following information is provided:-
- A Site Location plan (Figure 1)
  - A brief description of the nature and purpose of the proposed development;
  - A draft outline of the ES, together with a summary of the methodologies proposed for the various environmental topics; and
  - An indication at this stage of the possible environmental effects.

## **4.0 PROPOSED DEVELOPMENT**

4.1 It is anticipated that the proposed development will comprise the following key components:

- Up to approximately 700 new homes with associated infrastructure and open space;
- 10Ha of employment land;
- A site for a primary school;
- A local centre providing community services and retail facilities;
- Supporting transportation proposals and utilities; and
- Comprehensive landscape framework, including open space and habitat creation.

4.2 An Illustrative Masterplan is being developed for the site and is evolving in response to many issues, most notably the findings of the environmental surveys and appraisals. This iterative process will continue throughout this planning stage of the project and would ultimately shape the detail design, which would follow. The preliminary prediction of environmental effects and the integral design of mitigation measures are central to this process and will enable a thoroughly considered and balanced design solution to be achieved in response to all of the environmental issues.

### **EIA Development Parameters**

4.3 As part of the planning, design and EIA process, a set of development parameters will be devised and assessed by the EIA. The development parameters will provide sufficient information regarding the siting, nature and size of the proposals in order to assess the main environmental effects. At this stage it is envisaged that the parameters to be defined will include:

- the maximum footprint of the proposed built development;
- the maximum heights of built development;
- landscape and habitat creation areas; and
- access and links.

### **Phasing**

4.4 It is anticipated that the construction of the buildings could be phased over a number of years, following an initial period of infrastructure works. Commencement of the proposed infrastructure and landscape framework could potentially start in 2014, which would potentially enable the first homes to be occupied in 2015/2016. It is envisaged that the scheme could then be potentially fully completed by 2022. Phasing plans and arrangements would be set out in the ES and accompanying planning documents.

## **5.0 ENVIRONMENTAL ISSUES AND SCOPE OF THE ASSESSMENT**

### **Scope of the ES**

5.1 The following topic areas are proposed to be covered in the ES:

- Development Proposals and Design (including infrastructure, construction and phasing etc)
- Planning Policy
- Socio Economic
- Landscape and Visual
- Ecology and Nature Conservation
- Cultural Heritage
- Ground Conditions
- Water Resources, Hydrology and Drainage (separate Flood Risk Assessment to be submitted)
- Agricultural Land and Soil Resources
- Air Quality
- Noise
- Traffic and Transport (separate Transport Assessment to be submitted)
- Non-Technical Summary

5.2 It is proposed that the ES will examine each of these topics in turn in individual chapters. The chapters will consider, as appropriate, the direct effects and any indirect, secondary, cumulative, short, medium, long-term, permanent and temporary, positive and negative effects of the development. The assessments will also consider the significance of the effects identified with reference to the magnitude of the impact and the sensitivity of the receptor. These evaluations will be specific to each environmental discipline in the ES and may involve the use of recognised standards, industry guidance and professional judgement in the assessment. Following the assessment of effects, mitigation measures to reduce and avoid these effects will be identified and detailed and any residual effects significance evaluated.

5.3 The Development Proposals and Design section would provide a comprehensive statement on the nature of the development and would address all component parts of the proposals. This would be supported by the Design and Access Statement.

5.4 Appendix A details the proposed structure of the ES.

## **Planning Policy**

- 5.5** The Planning Policy section will detail the policy context and background to the development, with reference to national planning policy and guidance, relevant strategies and studies and the relevant Development Plans. The proposed development would be reviewed against the established and emerging policy and strategies, and the ES will demonstrate how the relevant policies and guidance have been addressed in the formulation of the proposed development.

## **Socio Economic**

- 5.6 The socio economic effects of the proposed development will be assessed. The existing and anticipated future population and socio economic characteristics of the area would be considered with the need for additional facilities and other mitigation measures also considered. The assessment would cover the following main issues:
- Existing socio-economic characteristics of the area;
  - Integration of new development with the existing communities;
  - Employment, health education and community issues; and
  - Statement of significance
- 5.7 To gain a clear understanding of the scale and nature of the proposed socio economic effects and the need for any new or expanded facilities, published information and other sources will be used or consulted to determine existing conditions and indicate where the development is likely to have an effect in the future. Consultation with appropriate bodies will be undertaken to establish current baseline conditions.

## **Landscape and Visual**

- 5.8 The site area predominantly comprises pasture fields currently in agricultural use. There are no specific landscape designations that affect the site and it is not allocated as Green Belt.
- 5.9 A landscape and visual impact assessment of the proposed scheme would be conducted encompassing the "Guidelines for Landscape & Visual Impact Assessment" (GLVIA) published by the Landscape Institute and the Institute of Environmental Management and Assessment 2002, and "Landscape Character Assessment. Guidance for England and Scotland" (LCA) published by the Countryside Agency and Scottish National Heritage 2002.
- 5.10 These documents do not provide a prescriptive approach to assessment but identify principles and good practice. The methodology for this assessment will be based on this approach. The detailed assessment would enable the potential landscape and visual effects to be determined and a landscape design and mitigation strategy to be put forward as part of the planning application.
- 5.11 The proposed development has potential to cause significant changes to the current landscape and visual context of the site and surrounding area, impacts may be beneficial or adverse and could change over time.

- 5.12 The landscape character assessment will consider the effects on both the local landscape resource and the wider context of the site i.e., from the physical effects on site based features and characteristics to the potential effects on wider landscape character. Similarly, the visual impact assessment will consider the potential visual effects upon receptors within the site (rights of way) as well as receptors bordering the site (rights of way and properties) and within its context.
- 5.13 In respect of the proposed development, the scope of the assessment will comprehensively address the potential effects of the development during the construction and operation phases.

### **Ecology and Nature Conservation**

- 5.14 There are no non-statutory sites within 1km from the site, nationally significant statutory designated sites within 2km from the site or any internationally significant statutory designated sites within 5km from the site.
- 5.15 The site primarily consists of improved grassland fields, minor watercourses, hedgerows and several mature trees some of which are dead. An Extended Phase 1 Habitat Survey was undertaken in 2010/2011 with updates and additional survey work being completed in 2012 and 2013.
- 5.16 Effects on biodiversity may occur during both construction and at completion, both of which will be considered in the ES. Impacts of the development could include, but not be limited to:
- Construction impacts including vegetation clearance, tree loss, drainage diversions, ground compaction, soil stripping and general disturbance;
  - Changes in land use from agricultural to mixed use residential, employment, retail, education and managed open spaces;
  - Effects of changes to landscape features such as watercourse, hedgerows, grassland, mature trees and buildings; and
  - Effects of lighting and landscaping proposals at completion.
- 5.17 The assessment methodology will follow the Institute of Ecology and Environmental Management (IEEM ,July 2006) guidelines for undertaking an ecological impact assessment. This will include:
- An evaluation of habitats and species present on site including an assessment of their importance at local, regional, national and international level;
  - The potential impacts on the habitats and species present will be assessed and will include potential operation and construction effects and any combined effects from other developments in the area; and
  - Proposed mitigation measures will be detailed and residual impacts summarised.
- 5.18 All potential impacts and mitigation will be assessed against and informed by national and local planning guidance including the NPPF and National and local biodiversity action plans.

## **Cultural Heritage**

- 5.19 The proposal has the potential to have an impact on undesignated heritage assets and/or their settings. Should such remains be present, they are likely to be of local significance. If this is the case, it is unlikely that they would represent a constraint on development or the design of that development. However, the presence of any such heritage assets can be taken into account in the design of the proposed scheme.
- 5.20 A Heritage Statement / Heritage Desk-based Assessment will be submitted with the planning application. This will assess the significance of heritage assets (both built and buried) within and around the site. It will assess the potential for the presence of as yet unknown buried heritage assets within the site. It will also assess the likely impact of the proposal, as known, on those heritage asset's significance (including of their settings)..
- 5.21 The Heritage Statement will compile information on the historic environment from the Staffordshire Historic Environment Record, from English Heritage databases, relevant archives and local studies resources, the NMR aerial photographic database at Swindon and from a site walk-over survey. Consultation will also be undertaken with the appropriate local authority conservation officers, planning archaeologists and with English Heritage.
- 5.22 Having established baseline heritage conditions and the likely impact of the proposal on the historic environment, the Heritage Statement will assess the need for any further investigations (eg intrusive archaeological evaluation) to provide further information to inform the planning decision. It will also set out a strategy to appropriate mitigate the proposal's impacts on the historic environment, as necessary

## **Ground Conditions**

- 5.23 This section of the ES will assess the potential impacts of the development on land. Baseline conditions will be assessed through a Phase 1 Geoenvironmental Desk Study and the following information sources will be used;
- Historical land use & mapping; a Landmark Envirocheck report will be obtained
  - Published geology
  - Environmental and geotechnical statutory consultees and registers; the Environment Agency (EA) and the British Geological Survey (BGS) web sites, the Coal Authority is not applicable at this site
  - A site visit and site reconnaissance, particularly to the farms
- 5.24 Significant Environmental Impacts will be assessed for the construction phase and operational phase. The impacts to be considered will include:
- Direct contamination of the soil and potential groundwater contamination due to earthwork operations and potential spillage of fuel oils and site stored materials during construction activities.



- Existing Contamination: Direct or indirect contamination of Flora, Fauna, Controlled Waters and Building Fabric due to the mobilisation of baseline contaminants during earthwork operations.
- Development Contamination: Direct and indirect contamination of the soil and potential groundwater contamination due to leakages of fuel oils, general operational spillages and other contaminants from within the Project site and the associated collection of surface water drainage from hardstanding areas.

5.25 Mitigation measures will be presented to reduce impacts to acceptable levels. Any beneficial effects of the development will also be assessed and, where possible, measures proposed to maximise beneficial effects.

### **Water Resources, Hydrology and Drainage**

5.26 This chapter will assess the likely significant effects of the proposed development in terms of flood risk and drainage. The chapter will be supported by a Flood Risk Assessment (FRA) which will be appended as a technical appendix.

5.27 The ES will describe the assessment methodology; the baseline conditions currently existing at the assessment site and surroundings; the likely significant environmental effects; the mitigation measures required to prevent, reduce to offset any significant adverse effects; and the likely residual effects after these measures have been employed.

5.28 A Flood Risk Assessment (FRA) and surface water drainage strategy will be undertaken to establish flood risk to and from the site, and recommend mitigation measures. Consultation with the Environment Agency will be required to understand the relevant issues relating to the site and potential wider catchment area.

5.29 The chapter will consider both the construction and operational phases of the development. Potential impacts considered in the Hydrology, Drainage and Flood Risk chapter of the ES will include:

- The risk of flooding on the site and the impact of development to the wider catchment area;
- The impacts of the proposed surface water management systems for the on-site development drainage in terms of surface water runoff, volumes and flows;
- The impacts on water quality for both surface and ground water during the construction and operation phases;
- The impacts on water quality by providing foul sewerage system for the development and the pressure on existing resources;

5.30 Impacts in relation to flood risk and drainage will be assessed against the methodology which will first identify potential receptors and impacts. These impacts will then be described as beneficial to adverse, short to long term, direct and indirect, permanent or temporary. Cumulative impacts will also be considered within the assessment. Assessed against each other, the sensitivity of the receptors compared to the nature of the impact will indicate the significance of the environmental effect.

- 5.31 Recommendations for any mitigation measures required to minimise the potential environmental impacts of the development will be considered within the assessment and presented within the ES chapter.

### **Agricultural Land and Soil Resources**

- 5.32 Agriculture is the main visible function of the land. As the development of the site proceeds, the agricultural utility of the land will be lost and farming activities will be displaced. Consequently agriculture will be a potential receptor of any environmental impact.
- 5.33 The land also acts as a filter to attenuate and immobilise substances falling on it, and regulates rainfall movement to surface water and groundwater. The sustainable management of soil and land is a central pillar in sustainable development.
- 5.34 The assessment will include:
- Desk studies – review of published and unpublished soils and agricultural land quality surveys;
  - A detailed survey of all soil layers down to 1-1.2 m at 100 m intervals across the application area and classification into a map of agricultural land grades;
  - Farmers, whether tenants or owner-occupiers will be contacted to determine the impacts, if any, that development would have on the viability of agricultural holdings; and
  - Interpretation and introduction of design elements into the project to minimise and mitigate against any adverse impacts.

### **Air Quality**

- 5.35 The baseline at and surrounding the site will be established using data available from local and national measured and calculated sources. The local authority will be contacted for any measured concentration data for nitrogen dioxide (NO<sub>2</sub>) and PM<sub>10</sub> particulates. If available, these data will be used to define the baseline at distinct points. If such data is not available, national sources will be used.
- 5.36 The main source of any potential air quality impact is likely to be as a result of increased traffic generated by the development. Therefore, an air quality study will be carried out based on the assessment methodology outlined in the DMRB and with reference to the local Air Quality Review and Assessment. The objective at this stage is to indicate whether there are likely to be any significant air quality impacts associated with the development. The steps to be taken are:
- Identification of local roads experiencing significant changes in traffic volumes as a result of the development;
  - Identification of properties and sensitive areas within 200m of roads which experience significant changes in traffic volumes, flows or speeds; and
  - Identification of the local Air Quality Management Areas within Burton upon Trent.
- 5.37 Calculations would be carried out using the DMRB screening methodology to establish baseline and predicted air quality impacts to identify if there is likely to be a significant effect on local air quality.

- 5.38 Impacts from construction will also be assessed with mitigation measures relating to dust deposition.

### **Noise**

- 5.39 A chapter will be prepared to address the noise effect of the proposed development, both in terms of the effect of the proposed development on local noise sensitive receptors and the suitability of the noise climate of the site for the development proposed. In particular the assessment will consider the operational noise and vibration impacts of the A50 road traffic activities.
- 5.40 The noise prediction will be undertaken following the methodology described in accordance with the Design Manual for Roads and Bridges, DMRB Volume 11 Section 3 Part 7 Traffic Noise and Vibration and using the DTp's Calculation of Road Traffic Noise (CRTN),
- 5.41 The potential noise arising from the construction phase of the development will be assessed. The change in noise levels due to the generation of road traffic upon nearby noise sensitive receptors will be assessed between the 'with development' and 'without development' situations for existing receptors.
- 5.42 The dominant source affecting noise levels within the site is the road traffic noise from the A50. A range of mitigation measures may be considered to attenuate noise from this source. These could include the detailed site layout and building orientation.
- 5.43 It is anticipated that the proposed development should not pose a significant noise impact to the existing sensitive receptors. This is a site affected predominantly by traffic noise sources and appropriate design would ensure these localised sources do not have a negative effect on the proposed residential areas.
- 5.44 Construction noise impact will depend on the equipment being used and the work undertaken. However, it is considered appropriate to deal with these issues by ensuring that appropriate mitigation measures are in place.
- 5.45 It is anticipated that a satisfactory external and internal noise environment for the proposed residential use can probably be achieved by careful detailed design layout i.e. by locating gardens, habitable rooms and non-habitable rooms at the appropriate orientation to avoid obvious noise sources.

### **Traffic and Transport**

- 5.46 This chapter will address the transport impacts of the development on local sensitive receptors. Information used in the assessment will be extracted from the Transport Assessment drafted in support of the application.
- 5.47 The scope of the Transport Assessment has been agreed with the highways officers at Staffordshire Council and the Highways Agency and will be completed in accordance with the guidance contained within the DfT's Guidance on Transport Assessments which was published in March 2007.
- 5.48 In order to establish a base line situation, the application site will be assessed in terms of its current level of accessibility and opportunities for site users to travel to and from it using sustainable modes of travel.

- 5.49 The Highways Agency and Staffordshire County Council the local highways authority will be consulted with regard to the proposals, the assessment methodology to be undertaken, and any mitigation proposed.
- 5.50 The proposed development will increase the demand for transportation within the development and its vicinity, these effects are expected to include:
- Increased vehicular and machinery traffic during construction;
  - Vehicular traffic associated with occupation of residences, employment, retail and other uses;
  - Increased demand for public transport and direct linkages to key destinations; and
  - Increased demand and usage of cycle ways, pedestrian linkages to transport and community facilities.
- 5.51 A range of mitigation measures may be considered which would include improvements to the transportation networks adjacent to the site.

## **EIA TEAM**

5.52 The EIA team for the project is as follows:

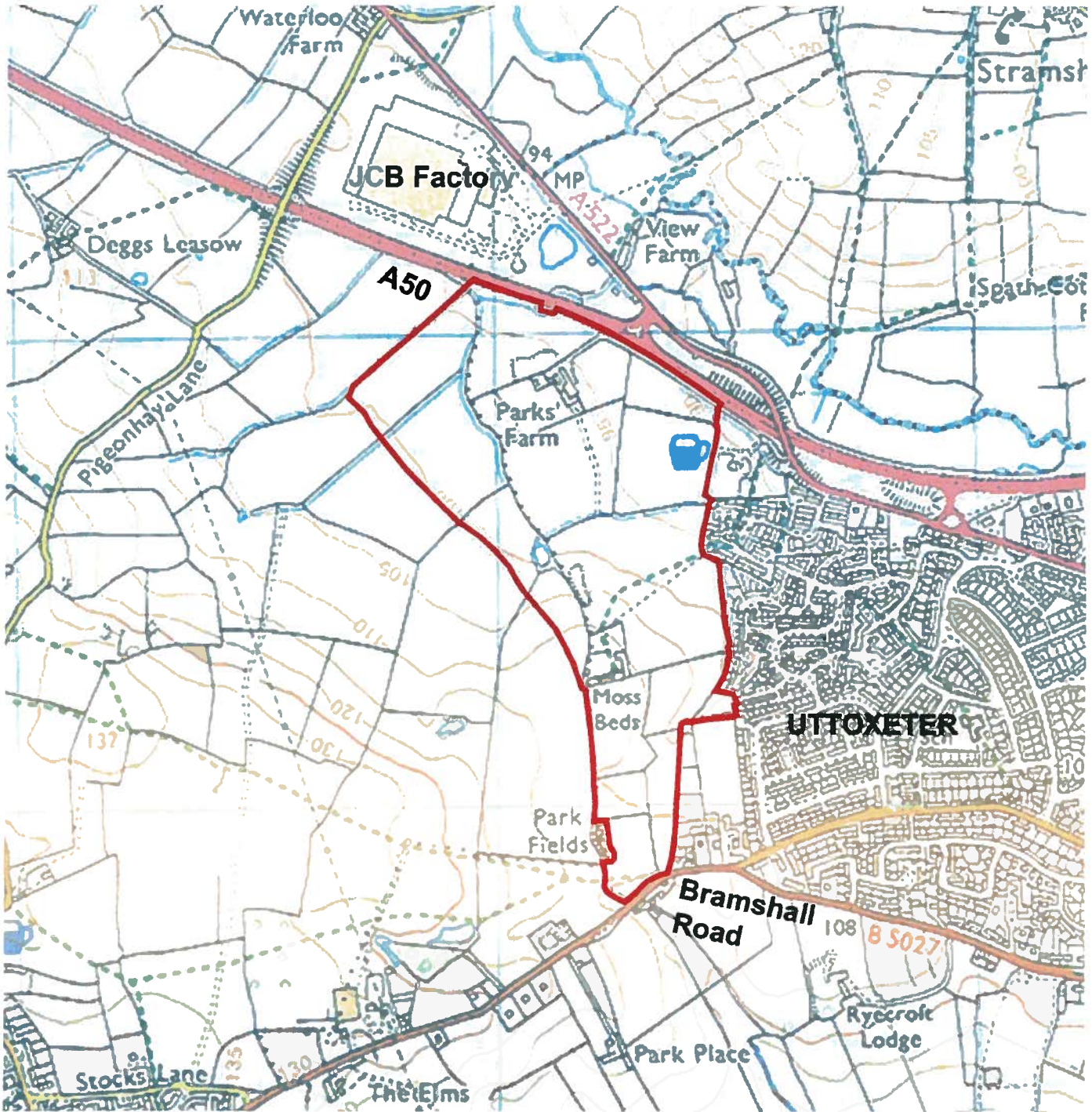
<b>Role</b>	<b>Organisation</b>
Applicant	St Modwen Developments Ltd
Planning and Socio Economic	CT Planning
Traffic and Transport	Croft Transport Solutions
EIA Co-ordination, Landscape and Visual, Ecology and Nature Conservation	FPCR Environment and Design Ltd
Engineering - including Ground Conditions and Geotechnical and Water Resources, Drainage and Flood Risk	Waterman Group
Noise	Waterman Group
Air Quality	Waterman Group
Agricultural Land and Soils	Land Research Associates
Archaeology and Cultural Heritage	Waterman Group

5.53 Each team member will liase throughout the EIA and planning process and contribute to the non-technical summary, cumulative effects assessment, issues relating to the description and design of the development and consideration of alternatives.

## **APPENDIX A – DRAFT CONTENTS FOR THE ES**

### **ES VOLUME 1: CONTENTS**

C1 INTRODUCTION	FPCR
C2 DEVELOPMENT PROPOSALS (THE PROJECT)	FPCR
C3 PLANNING POLICY CONTEXT	CT Planning
C4 SOCIO ECONOMICS	CT Planning
C5 LANDSCAPE CHARACTER AND VISUAL RESOURCES	FPCR
C6 ECOLOGICAL RESOURCES (INCLUDING ARBORICULTURE)	FPCR
C7 CULTURAL HERITAGE AND ARCHAEOLOGY	Waterman Group
C8 GROUND CONDITIONS	Waterman Group
C9 WATER, HYDROLOGY AND DRAINAGE	Waterman Group
C10 AGRICULTURE AND SOIL RESOURCES	Land Research Associates
C11 AIR QUALITY	Waterman Group
C12 NOISE AND VIBRATION	Waterman Group
C13 TRAFFIC, TRANSPORT AND ACCESS	Croft Transport Solutions
C14 CUMULATIVE EFFECTS	FPCR / All
Non – Technical Summary	ALL



Approximate Site Location

St Modwen Developments Ltd  
Land West of Uttoxeter

**FIGURE 1: SITE LOCATION PLAN**

Not to scale at A4 size

March 2013

4348P-01



master planning  
 environmental assessment  
 landscape design  
 urban design  
 ecology  
 architecture  
 interiors  
 FPCR Environment and Design Ltd  
 Lockington Park  
 Lockington  
 Derby, DE74 2PU  
 t: 01509 672772  
 e: 01509 674535  
 m: 0747 602 000  
 w: www.fpcr.co.uk

