



Philip Somerfield B.A. Dip T.P., D.M.S. M.R.T.P.I
Head of Regulatory Services

Mr Brett Coles
FPCR,
Lockington Hall,
Lockington,
Derby.
DE74 2RH.

Direct Line: 01283 508644
Direct Fax: 01283 508388
Reply To: Michael Brown
E-mail: michael.brown@eaststaffsbc.gov.uk
Our Ref: P/2011/00997/MB
(please quote this reference on all correspondence with us)

Date : 08 February 2012

Dear Sir

Proposal: Town and Country Planning (Environmental Impact Assessment) Regulations 2011 – Request for an EIA Scoping Opinion in relation to residential development.

**Location: Land off Beamhill Road
Burton Upon Trent
Staffordshire**

Grid Ref: 421923 325832

I refer to the above development proposal and Scoping Report, which was received by the Authority on 25th August 2011.

I can confirm that the Local Planning Authority considers that the Scoping Report broadly identifies the significant environmental impacts likely to arise as a result of the development and it shall, therefore, form the basis for undertaking an environmental impact assessment (EIA). Notwithstanding this, the EIA shall have full regard to the comments received back from wider statutory and non-statutory consultees, and cover the issues they raise. These are summarised in Appendix 1 under a series of headings, albeit the Local Planning Authority acknowledges that some of these restate, or partially restate the headings in the scoping report. A definitive set of responses received back from consultees is provided in Appendix 2 for your attention.

The Local Planning Authority reserves its right under Regulation 10(a) of the Environmental Impact Assessment Regulations to require additional information following receipt of a subsequent planning application and accompanying environmental statement. Further comments may also be made pursuant to the receipt of formal consultation responses through the normal planning process.

Yours faithfully

Joanne Roebuck
Team Leader
Planning Delivery

Appendix 1

Landscape

In addition to that detailed in the scoping report:

- The landscape assessment (paragraph 7.12) should also be considered using saved landscape policy 'Planning for Landscape Change', which as an existing landscape character study should inform and provide local focus to this document.
- The visual impact assessment and mitigation measures should be extended to include infrastructure works and also consideration of wider cumulative impacts for wider development planned around Burton's perimeter.
- Green infrastructure proposals should form part of the report particularly relating to mitigation measures to be incorporated in the scheme. The Council's Green Infrastructure Strategy should inform the EIA.
- An assessment should be made of the impact of the development on views from the open countryside towards the west and establish how a soft urban edge may be created.

(See comments of Staffordshire County Council Environment and Countryside Unit, Natural England and The National Forest)

Ecology

As per Scoping Report plus:

- It is recommended that an arbicultural survey (paragraph 7.6) is carried out as quickly as possible to establish what specimens (including the 5ha of woodland centrally positioned within the site) are within the high category in the tree quality assessment, so they can be incorporated into the development.
- There are records of native Black Poplar trees within the site, which are identified as priority species within the Staffordshire 'Biodiversity Action Plan'. These trees should be identified and protected during development.
- Include an assessment of affects of the development on adjacent sites, including new forest planting at Anslow Park Farm.
- The survey and evaluation (paragraphs 7.6 – 7.7) should include an assessment of impacts on habitats and species (including UK and Staffordshire Biodiversity Action Plan habitats and species) and proposals for mitigation and compensation. In line with the Natural Environment White Paper the aim should be for a minimum of no net loss of biodiversity and ideally enhancement through the proposed green infrastructure. Regard should be had to the objectives of the Staffordshire Biodiversity Action Plan and how green infrastructure provision can contribute to this. Consideration should be given to long-term management and public use of green infrastructure so that habitat design is sustainable. Opportunities for sustainable drainage features to provide habitat should be explored.

(See comments of Staffordshire County Council Environment and Countryside Unit, Natural England, The National Forest and the Environment Agency).

Biodiversity

In addition to the scoping report:

- Nature conservation enhancements should be distinguished from mitigation or compensation measures.
- The EIA must seek ways to enhance biodiversity and identify opportunities for the creation and restoration of habitats appropriate to this area.
- Biodiversity considerations for this site must be informed by the Staffordshire Biodiversity Action Plan.

(See comments of Staffordshire County Council Environment and Countryside Unit and, Natural England)

Heritage and Archaeology

In addition to that detailed in the scoping report:

- The desk based assessment should consider the direct and indirect impact of the proposed development on heritage assets, including archaeological remains, historic buildings and historic landscape character.

Transport

The Transport Assessment (paragraph 7.24) should include a consideration of the impact of existing footpath and cycle routes that cross or pass near the site.

(see also comments of Anslow Parish Council).

Water and Drainage

In addition to that detailed in the scoping report:

- The EIA should consider the impact of the development on flood risk from sewers within the site and surrounding area and also water quality.
- Consideration should be given to timescales involved in increasing water treatment capacity and sewerage capacity for this area, through development at Clay Mills Treatment Works and the surrounding network.
- The EIA should include routes for surface water and consider water efficiency needs.

(See comments of Severn Trent Water Ltd and the Environment Agency)

Appendix 2

List of consultees who replied to the formal Scoping Opinion Request (copies attached)

- National Forest Company.
- Environment Agency
- Severn Trent Water
- Anslow Parish Council
- Sport England
- Staffordshire County Council Environment and Countryside Unit
- Natural England
- Environmental Health Manager
- Police Architectural Liaison Officer

Environment & Countryside Unit
Staffordshire County Council
Riverway
Stafford
ST16 3TJ

michael.brown@esststffsbc.gov.uk

Telephone: (01785) 277260
Facsimile: (01785) 211279
Email: andy.goode@staffordshire.gov.uk
Please ask for: Andy Goode

Our Ref: EC3210ES

Your Ref: P/2011/00997/MB

Date 21 September 2011

Upper Outwoods, off Beamhill Road, Burton on Trent Request for scoping opinion

Thank you for sending this consultation to Staffordshire County Council for our comments. I have the following observation from the Environment and Countryside Unit.

Forestry

As identified in the scoping report (5.6), The National Forest planning guidance and consideration of their objectives will be an important part of the assessment through the Planning process, therefore the collection of relevant tree and habitat features is of value. It is also noted that an Arboricultural Report will be completed for the development area (7.6). The developer should ensure this is carried out at the earliest opportunity so that trees identified as being of a high category in the "tree quality assessment" can be incorporated into a constraints plan for the development. The developer should note that there are records of a native black poplar on site, which, as a priority species within the Staffordshire "Biodiversity Action Plan", should be identified and protected during development. I note that veteran trees will be identified in the Extended Phase 1 Survey.

Archaeology and Historic Environment

The Scoping Report identifies the need for a section concerning the historic environment within the Environmental Statement (ES) and this approach is supported here. The Desk-Based Assessment which will inform the ES should consider the direct and indirect impact of the proposed development on the full range of heritage assets including archaeological remains, historic buildings and historic landscape character. This study should be carried out by an appropriately experienced archaeologist working within the Institute for Archaeologists (IfA) Standards and Guidance for *Archaeological Desk-Based Assessments* (revised 2008).

Landscape

The elements of landscape and visual impact assessment identified in the report covers the range of studies that would be expected in the Environmental Statement. The guidance referred to in para. 7.12, *Guidelines for Landscape and Visual Impact Assessment*, if followed, should ensure that these issues are fully covered.

It should be noted that existing landscape character assessment for this area exists as Supplementary Planning Guidance to saved landscape policies in the Staffordshire and Stoke on Trent structure Plan. This is still relevant, and is published as "Planning for Landscape Change", and can be accessed through the Staffordshire County Council web site by following the link

<http://www.staffordshire.gov.uk/environment/eLand/nature/environment/landscape/NaturalEnvironmentLandscapeCharacterTypes.aspx>

It would be expected that reference to existing landscape character studies would form part of the Environmental Statement, and further developed at a more local scale to make it relevant specifically to this development.

The visual impact assessment and mitigation measures should be extended to include infrastructure works and it would also be expected that an assessment of Green Infrastructure proposals should form part of the study, particularly in relation to mitigation measures to be incorporated into the scheme.

Ecology

The survey and evaluation outlined in s.7.6-7.7 are appropriate. The EIA should also include assessment of impacts on habitats and species (including UK and Staffordshire Biodiversity Action Plan habitats and species) and proposals for mitigation and compensation. In line with the Natural Environment White Paper the aim should be for a minimum of no net loss of biodiversity and ideally enhancement through the proposed green infrastructure. Regard should be had to the objectives of the Staffordshire Biodiversity Action Plan and how green infrastructure provision can contribute to this. Consideration should be given to long-term management and public use of green infrastructure so that habitat design is sustainable. Opportunities for sustainable drainage features to provide habitat should be explored.

the knot unites



Date: 21 September 2011
Our ref: 32114
Your ref: P/2011/00997/MB



East Staffordshire Borough Council

Natural England
Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
CREWE
CW1 6GJ

For the attention of Michael Brown

T: 0300 060 3900

By Email

Dear Michael

EIA Scoping Study consultation Land off Beamhill Road, Upper Outwoods, Burton upon Trent

Thank you for consulting Natural England on 31 August 2011.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England acknowledges the content of the Scoping Study. We believe the study should go further to identify opportunities for positive effects as a result of the development. We set out below key areas for consideration:

Contributing to Biodiversity

Natural England considers that the potential for the development to provide nature conservation enhancements should be clearly distinguished from measures to mitigate or compensate for harm to nature conservation interests. Natural England expect positive planning for all development, in line with the key principles of PPS 9 there should be no net loss of biodiversity through development and opportunities for enhancement should be pursued. Therefore the EIA should seek ways to enhance biodiversity and it should identify opportunities for the creation and restoration of habitats appropriate to the locality including plans to retain existing important landscape features such as mature trees and hedgerows. New landscaping and planting of trees should use native, locally-sourced species. The opportunities for avoiding damage to, and enhancing biodiversity on this site should be informed by the *Staffordshire Biodiversity Action Plan*.

Natural England
Foundry House
3 Millsands
Riverside Exchange
Sheffield S3 8NH

www.naturalengland.org.uk

Green Infrastructure

We recognise that several of the subject areas identified for assessment in the study collectively contribute to green infrastructure. These include ecology and nature conservation, water and drainage, landscape character and visual resources, historic environment etc. In order to fully realise potential enhancements as part of the scheme's project design a green infrastructure approach should be adopted.

The Borough Council's *Green Infrastructure Strategy* should feature as a key reference.

Natural England's guidance on the subject is available via the following web-link:

<http://naturalengland.etraderstores.com/NaturalEnglandShop/NE176>

The following web link provides access to our Accessible Natural Green-space Standards research report:

<http://naturalengland.etraderstores.com/NaturalEnglandShop/NE265>

Landscape character and visual resources

The site's location on the edge of Burton upon Trent and thus within the National Forest area warrants careful consideration of the opportunities for suitable landscape related treatment within the project design.

Cumulative impacts

The site is one of several sites around the town identified in the Borough Council's Core Strategy Strategic Options consultation. In view of the large scale development envisaged over the plan period the assessment should address the scheme's potential relationship with those sites and seek to maximise opportunities for sustainable design taking into account the themes set out above.

For any correspondence or queries relating to this consultation only, please contact me using the phone and/or email details below. For all other correspondence, please contact the address above.

Yours sincerely,

Antony Muller
Lead Advisor
Natural England Land-use Operations Unit
Tel: 0300 060 1640
Mobile: 07971 294109
Email: antony.muller@naturalengland.org.uk

ANSLOW PARISH COUNCIL

Clerk
6 Bushton Lane
Anslow
Burton on Trent
DE13 9QL

Michael Brown
Planner
ESBC
The Maltsters
Wetmore Rd
Burton on Trent
DE14 1LS

20 September 2011

Dear Michael

Town & Country Planning (Environmental Impact Assessment) (England & Wales Regulation) 1999 (SI1999/293) Regulation 10 – Request for a Scoping Opinion for Site off Beamhill Rd.

Anslow Parish Council feels that the above document is detailed and wide ranging. Our concerns as a Parish are mainly to do with the increased traffic through Anslow caused by such a large proposed development off Beam Hill Road. The existing road infrastructure does not cope adequately with existing traffic volumes and is not capable of accommodating additional traffic.

We request that the scoping includes a full traffic survey of Anslow.

We have voiced these concerns in our letter to Philip Somerfield concerning the Core Strategy.

Without wishing to repeat ourselves our traffic related recommendations are:-

- Effective access to the A38 arterial route through Burton - critical for both local and commuter traffic.
- New link road from Lawns Farm to the Beamhill development.
- Traffic speed control measures for Anslow village
- Effective improvements to the junctions adjoining Tutbury Road at Outwoods Cross (large roundabout), Field Lane and Calais Road.
- Inclusion for the long term provision for a link road from the A38 at Branston to the A511 north of Burton. We feel this is a necessity for the future Burton road infrastructure and traffic relief for Anslow and other local villages.

We would be pleased if you could cover these issues in your impact assessment.

Yours sincerely

Jill Lanham (Clerk)

Michael Brown

From:
Sent: 20 September 2011 17:21
To: Michael Brown
Cc: Simms, Tracy (People)
Subject: Beamhill Road Scoping Report

Dear Michael,

Thank you for the copy of the Scoping Study you forwarded to us with your letter dated 31st August 2011.

We have previously considered this site and note that it is included in all 3 options of the East Staffordshire core Strategy Draft Publication Document.

I note that the report states that the development at Beamhill Road could accommodate up to 950 dwellings. For the purposes of the calculations below I have used 950 dwellings to give an idea of the education requirements for a development of this size.

- A development of 950 dwellings could generate 200 primary school aged pupils, 143 secondary school aged pupils and 29 sixth form aged pupils.

This development falls within the catchments of The Mosley Primary School, Outwoods Primary School, The deFerrers Academy and John Taylor High School – A Science and Leadership Academy.

When looking at schools within a 2 mile walking distance for primary and a 3 mile walking distance for secondary it is clear that the nearest schools are Outwoods Primary School and The deFerrers Academy.

Where a development is of sufficient size to exceed the capacity of the existing provision the County Council reserves the right to require the construction of a completely new school and the acquisition of the land, access and relevant services.

All of the above schools are expected to be full for the foreseeable future. We would therefore request a contribution towards all phases of education provision. Without a detailed analysis based upon a firmer understanding of the size, dwelling mix and timing of the development it is not possible to be precise about the appropriate solution and the level of contribution required for each phase of education. I can confirm however that the development would necessitate a new 210 place primary school located within the proposed development along with all required utilities.

The location of the necessary primary school within the proposed development site would need to be part of the master planning discussions.

In addition to this we would also require an education contribution towards secondary and sixth form provision. As mentioned above, a development of this size could add 143 secondary school aged pupils and 29 sixth form aged pupils. As an indication we would request a contribution towards 143 secondary school places ($143 \times \text{£}16,622 = \text{£}2,376,946$) and 29 sixth form places ($29 \times \text{£}18,027 = \text{£}522,783$). This gives a total request towards secondary and sixth form provision of $\text{£}2,899,729$.

If you have any questions please do not hesitate to contact me,

Kind Regards

Tracey Brotherton

Senior School Organisation Officer

School Organisation Team
Staffordshire County Council
Floor 6, Tipping Street
Stafford
ST16 2DH

Telephone Number: 01785 278920

Fax Number: 01785 278656

Email: tracey.brotherton@staffordshire.gov.uk

www.staffordshire.gov.uk

Staffordshire County Council -

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Michael Brown
Planning Delivery
East Staffordshire Borough Council
The Maltsters
Wetmore Road
Burton upon Trent
Staffordshire DE14 1LS

Contact: Duncan Fisher
Direct Line: 01785 23 4693
duncan.fisher@staffordshire.pnn.police.uk
Our Ref: **12.09.11 (2089ES)**
Your Ref: P/2011/00997/MB
Date: 12th September 2011

Brett Coles
Senior Associate
FPCR Environment and Design Ltd
Lockington Hall
Lockington
Derby DE74 2RH

Councillors Mrs E J Staples and Mr S Smith
Tutbury & Outwoods Ward
49 Beaconsfield Road
Burton upon Trent
Staffordshire DE13 0NT

Dear Michael,

Ref: P/2011/00997/MB
Proposal: Town and Country Planning (Environmental Impact Assessment)
(England and Wales Regulation) 1999 (SI1999/293) Regulation 10 –
Request for a Scoping Opinion
Location: Site off Beamhill Road

I have taken the opportunity to examine the above Environmental Impact Assessment – Scoping Report with reference to the Association of Chief Police Officer's Secured By Design Criteria and the Principles of Crime Prevention Through Environmental Design.

Whilst we have no objections to this development, it is important that a high level of physical security is incorporated in these proposals and we recommend that Secured By Design accreditation is achieved. The following report highlights the benefits of achieving Secured By Design accreditation and the role of crime reduction in new development.

The Secured by Design Website (www.securedbydesign.com) provides valuable information regarding police and home office recognised standards and licensed component manufacturers.

If I can be of any further assistance with regard to reducing opportunities for crime or fear of crime and disorder in this proposal, please do not hesitate to contact me on 01785 23 4693.

Architectural Liaison Officer
Tamworth Police Station
Spinning School Lane
Tamworth
Staffordshire B79 7BB

1. INTRODUCTION.

This proposal is for 950 dwellings at an average density of around 28 dwellings per hectares. The development will include associated community uses: New Primary School; community and pre-school provision; a Local Centre (providing small scale retail, community and health uses); and a green infrastructure of open space, retained habitats and habitat creation, a surface water drainage strategy and footpath-cycle links. Vehicular access into the development is likely to be from Beamhill Road and two separate access junctions.

Note: The EIA (Environmental Impact Assessment) Parameters Plan will provide information regarding the siting, nature and size of the proposals including site access and land use location.

1.1 SECURED BY DESIGN.

Secured By Design is a police initiative aimed at guiding and encouraging those involved within the specification, design and build of new homes to adopt crime prevention measures in new development. Secured By Design guidance and recommendations have been proven to reduce the opportunity for crime and the fear of crime, and proved to create a safer, more secure and sustainable environment. Secured by Design is owned by the Association of Chief Police Officers (ACPO) and is supported by the Home Office and Communities and Local Government (CLG)

Sustainability and the carbon cost of crime.

ACPO (Association of Chief Police Officers) Secured By Design places great importance upon the need to build sustainable communities. This not only includes the need to use environmentally friendly materials, construction and operational methods, but also the need to raise awareness of the reduction of crime as a positive sustainability issue.

Recent research conservatively estimates the carbon cost of crime within the UK to be in the region of 6,000,000 tonnes of CO₂. This is roughly equivalent to the total CO₂ output of 6 million UK homes. At current domestic burglary rates the marginal carbon costs of building a home to Secured By Design standards will be recovered within four years.

The environmental benefits of Secured by Design are fully supported by independent research proving that Secured By Design housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage. Therefore the carbon costs of replacing windows or doorsets on Secured By Design developments as a result of criminal activity is more than 50% less than that of non- Secured By Design developments.

These impressive crime reductions have been achieved through the adherence to well researched and effective design solutions and the use of building products, such as doors and windows, that have independent third party certification to police preferred specifications.

Secured By Design New Homes addresses the community safety and security requirements for most types of housing development including individual houses, housing estates and low rise apartment blocks up to a maximum of five stories above ground level. The design and layout and physical security requirements can be applied to both new and refurbished homes, regardless of their existing or future tenure. Additional information for sheltered housing projects and high rise developments is available in separate design guides available from the Secured by Design website.

2. POLICY AND STRATEGIC GUIDANCE IN SUPPORT OF SECURED BY DESIGN.

Secured by Design principles reflect the established principles of designing out crime.

Local planning conditions, crime risk assessment and other statutory provisions may influence the measures to be adopted. Examples are detailed in the Communities and Local Government Guide 'Safer Places – The Planning System & Crime Prevention', available at:
http://www.securedbydesign.com/pdfs/SBD_New_Homes_2010.pdf

2.1 SAFER PLACES - THE PLANNING SYSTEM AND CRIME PREVENTION.

Creating a sense of place where residents and legitimate users are able to go about their daily routine without unduly fearing crime or insecurity is a key element of the Secured by Design initiative for New Homes.

The following sections (1.5 to 1.8 inclusive) have been extracted from Safer Places – The Planning System and Crime Prevention, a planning guidance document issued by the Home Office and the ODPM (now the CLG) for England and referenced by Planning Policy Statement 1 (PPS 1). The police service supports the seven attributes contained within Safer Places, listed below, and therefore developers must demonstrate that all of the attributes have been considered and applied within the design of the development regardless of the geographical location within the United Kingdom.

Crime and anti-social behaviour are more likely to occur if the following seven attributes of sustainable communities are not incorporated:

- **ACCESS AND MOVEMENT:** places with well defined and well used routes with spaces and entrances that provide for convenient movement without compromising security
- **STRUCTURE:** places that are structured so that different uses do not cause conflict
- **SURVEILLANCE:** places where all publicly accessible spaces are overlooked
- **OWNERSHIP:** places that promote a sense of ownership, respect, territorial responsibility and community
- **PHYSICAL PROTECTION:** places that include necessary, well-designed security features
- **ACTIVITY:** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- **MANAGEMENT AND MAINTENANCE:** places that are designed with management and maintenance in mind, to discourage crime in the present and the future

Encouraging residents and legitimate users of places to feel a sense of ownership and responsibility for their surroundings can make an important contribution to community safety and crime prevention.

When it is unclear whether space is public or private it is difficult to determine what is acceptable behaviour. Where private space is easily accessible to people who have no right to be there and when a place feels like it is not under the supervision of local residents; an offender's presence in the area will not attract attention and is therefore unlikely to be challenged.

This can be facilitated by clarity in where public space ends and where communal, semi-private or private space begins. Uncertainty of ownership can reduce responsibility and increase the likelihood of crime and anti-social behaviour going unchallenged. (*Safer Places - The Planning System and Crime Prevention Home Office and ODPM 2004*)

2.2 DESIGN AND ACCESS STATEMENTS.

Compliance with the government backed Secured by Design award scheme criteria can be a major indication that a scheme proposal has adequately addressed the crime prevention component required to be included in Design and Access Statements (DAS).

Communities and Local Government (CLG) circular (March 2010) "Guidance on information requirements and validation" Emphasises the PPS1 policy that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Clauses 131 and 132 of this document state unequivocally that Design and Access Statements for outline and detailed planning applications should therefore demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe sustainable places set out in '*Safer Places – the planning system and crime prevention (Home Office/ODPM 2003)*'.

As 'crime' has a potentially adverse economic, social and environmental impact upon a development, and PPS1 requires such impacts to be avoided or mitigated, it should be afforded due consideration within the Design And Access Statement. Insufficient or inadequate crime prevention information within the Design And Access Statement may hinder the application. Applicants should pay particular attention to key issues such as the scale of the development, layout, landscaping, appearance and context of the development.

Note: The government planning document 'Safer Places' which should inform all Design And Access Statements can be found at:
http://www.securedbydesign.com/pdfs/safer_places.pdf

A Design And Access Statement that addresses crime enables the applicant to demonstrate to the planning authority an awareness of the crime and disorder problems in the area of the application and, importantly, shows precisely what measures are being taken to alleviate these problems. In many cases compliance with Secured by Design guidance and specifications will deliver solutions (*Secured By Design New Homes Note 1.13*).

2.3 CODE FOR SUSTAINABLE HOMES.

Secured By Design New homes Section 1.14 The Code for Sustainable Homes (DCLG 2007) awards points to developments that have met the requirements of Secured by Design – New Homes, Section 2. Please refer to the Secured By Design New Homes application form.

2.4 HOMES AND COMMUNITIES AGENCY (HCA).

Secured by Design carries the full support of the Homes and Communities Agency (HCA), which now incorporates what was the 'Housing Corporation'. The Housing Corporation's Design and Quality Strategy and Standards documents relate directly to Secured by Design and the 2008-2011 National Affordable Housing Programme, to which these documents relate, still exist as an HCA legacy programme. The specific requirements for Secured by Design are specified below.

Housing Corporation Design and Quality Strategy, Page 18, states "*Secured by Design: The Code [The Code for Sustainable Homes] is written in a manner that allows the achievement of the various Code levels (star ratings) utilising a range of optional, tradable criteria. In recognition of the importance of ensuring that the developments we support create safe living environments, all grant funded schemes will be required to achieve the maximum available points for security in addition to achieving Code level 3.*"

Housing Corporation Design and Quality Standards, Page 21 states (under Safety and Security) "*Obtain Secured by Design certification wherever possible*"

3. **FURTHER INFORMATION AND GUIDANCE.**

Further help and information can be gained from the following web sites:

- **www.securedbydesign.com**
(Police preferred specification scheme and recognised component manufacturers).
- **www.ico.gov.uk**
(Online notification of CCTV schemes and relevant codes of practice).
- **www.bsi-global.com**
(Various security standards).
- **www.brecertification.co.uk**
(Government test house for the Loss Prevention Certification Board).

Crime prevention advice is given free without the intention of creating a contract. The Police Service and the Home Office does not take any legal responsibility for the advice given. However, if the advice is implemented, it will reduce the opportunity for crimes to be committed.

Yours sincerely,

D. Fisher (B.Sc. Hon's)
Architectural Liaison Officer.



THE NATIONAL
FOREST

PM

14th September 2011

Michael Brown
Planning Delivery
East Staffordshire Borough Council
The Maltsters,
Wetmore Road,
Burton upon Trent,
Staffordshire,
DE14 1LS

... a forest in the making



Dear Michael,

Re: P/2011/00997/MB - Residential Development at Beamhill Road, Scoping Opinion.

Thank you for consulting the National Forest Company (NFC) on this screening opinion. These comments are confined to the environmental and landscaping aspects of the proposal, in relation to its setting within The National Forest, and do not provide a comprehensive assessment of the suitability of the Scoping Report.

The NFC considers that the draft outline for the Environmental Statement as set out in paragraph 6.1 of the submitted Scoping Report covers the correct topics to assess the potential environmental impacts of the proposed development.

The methodologies for these topics set out in chapter 7 should be expanded to incorporate the following points:

- The Ecology and Nature Conservation sections should assess the current habitats on site including the 5ha of young woodland which is centrally positioned within the site. The position, value and health of this planting should be recorded to allow decisions to be made on its potential inclusion within the development.
- The Ecology section should also consider the potential affects from the development on adjacent sites, including the adjacent new Forest planting at Anslow Park Farm and on wider corridors of species movement.
- The Landscape Character and Visual Resources section should assess the impact of the development on views from the open countryside towards the west and establish how a soft urban edge may be created.
- Paragraph 7.24 states that the Transport Assessment will show how the proposals will be accessible by a choice of different modes of transport including walking and cycling. This should also consider the impact of the development on the existing footpath and cycle routes that cross the site or pass nearby.

The National Forest Company leads the creation of The National Forest, a new, wooded landscape for the nation across 200 square miles of central England

THE NATIONAL FOREST COMPANY - Enterprise Glade, Bath Yard, Moira, Swadlincote, Derbyshire DE12 6BA

Telephone: 01283 551211 Facsimile: 01283 552844 Email: enquiries@nationalforest.org Website: www.nationalforest.org

Company Registration: 2991970

We would be grateful to be involved on any further pre-application discussions regarding this site and request that we are formally consulted on the application in due course. Should you require any further clarification on these points please do not hesitate to contact me.

Yours sincerely,

Philip Metcalfe
Green Infrastructure and Planning Officer

Michael Brown

From: Rachel Liddle
Sent: 14 September 2011 14:44
To: Michael Brown
Subject: P/2011/00997/MB

I'm happy with what they are going to consider with regards to noise. I have passed it to Pollution so they can check the air quality and cont land aspects and they will email you directly.

Rach

Rachel Liddle
Senior Environmental Health Officer

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

01283 508633



07 September 2011

Development Services
East Staffordshire BC
Midland Grain Warehouse
Derby Street
Burton Upon Trent
DE14 2JJ

SEVERN TRENT WATER Ltd

Regis Road
Tettenhall
Wolverhampton WV6 8RU

Tel 01902 793883
Fax 01902 793971

Direct Line 01902 793883

Contact Miss Jaz Kaur Jeer
Your Ref
Our Ref JJ

For the attention of Michael Brown

Dear Sirs

**Re: Application No. P/2011/00997/MB
Site off Beamhill Road Burton on Trent DE13 9QW**

With reference to the above planning application the company's observations regarding sewerage are as follows.

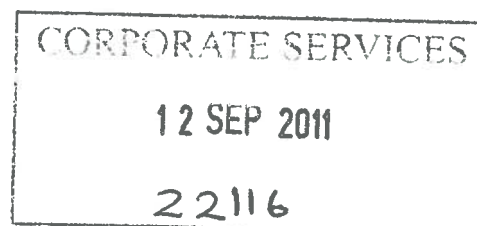
I confirm that Severn Trent Water Limited has NO OBJECTION to the proposal subject to the inclusion of the following conditions.

Condition 1

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.



Suggested Informative

Severn Trent Water advise that there are public sewers located within the application site. Public sewers have statutory protection and may not be built close to, directly over or diverted without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 metres of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

If you require any further information please contact Miss Jaz Kaur Jeer on 01902 793883.

Yours faithfully

Lisa Russell
Sewerage Asset Protection West

Land at Beamhill Road, Burton upon Trent: Comments on Environmental Impact Assessment Scope (waste water)

Background information

East Staffordshire Borough Council (ESBC) has contacted Severn Trent Water in relation to the proposed scope of an Environmental Impact Assessment (EIA) for a proposed development off Beamhill Road to the west of Burton upon Trent (ESBC reference: P/2011/00997/MB).

An EIA Scoping Report (FPCR Environment and Design, August 2011) provided by ESBC outlines the anticipated scope for the Water and Drainage chapter. The comments below are mainly based on the scope outlined in paragraphs 7.9 – 7.11 of the Scoping Report.

Proposed EIA Scope

We note that the Scoping Report was prepared by FPCR Environment and Design on behalf of Hallam Land Management. In August 2010, Severn Trent Water undertook a hydraulic sewer modelling study for this proposed development site for Hallam Land Management.

The hydraulic sewer modelling study outlines the performance of the infrastructure for the existing and post development scenario. In summary, the hydraulic sewer modelling study found that at present flooding occurs from the combined and foul sewers crossing fields within the development site, affecting Kitling Greaves Lane, an area adjacent to Kitling Greaves Brook and Rolleston Road. In addition, Severn Trent has records of low priority external flooding at Kitling Greaves Lane.

When the proposed development was included in the model, flood frequency and volume increased in the vicinity of Kitling Greaves Lane and Tutbury Road. Flood volume was found to increase adjacent to Kitling Greaves Brook (though the effect on frequency was found to be minimal). The modelling predicted that the proposed development would result in an increased spill volume at Rolleston Road Combined Sewer Overflow (CSO) and Tutbury Road CSO.

The modelling study determined that the additional sewerage flows generated by this new development cannot be accommodated within the existing sewerage system due to the likely detrimental impact on sewer flooding and/or the environment. It is therefore envisaged that Severn Trent will need to carry out capacity improvement work before it will be possible to accommodate the additional flows (see Additional Information section below).

The ES chapter on Water and Drainage must consider the potentially significant impacts of the proposed development on flood risk from sewers both within the site and the surrounding area and water quality. The report should take account of the findings of the hydraulic sewer modelling study and it is recommended that the full detail contained within the August 2011 report is referred to during the EIA process. Severn Trent Water has an ongoing project at Clay Mills Sewage Treatment Works, which includes provision of additional treatment capacity to accommodate growth identified by ESBC. Therefore, the potential effects of the proposed development on the STW should be outside the scope of the EIA, though consideration should be given to the timescales of the STW project in relation to the construction programme. Severn Trent Water welcomes the opportunity to discuss the proposals and construction phasing with the developer, as indicated in paragraph 7.9 of the Scoping Report.

Additional Information

Whilst initial hydraulic modelling indicates that sewerage capacity improvements will be required further detailed feasibility will be required to identify the extent of capacity improvements, although it is envisaged that usually capacity improvements can be completed in 18-24 months. Meanwhile to ensure our customers and the environment are protected until improvements are complete Severn Trent may request the local planning authority to place a drainage condition on any planning application delaying occupation until capacity improvements are complete.

Whilst capacity improvements will be funded by Severn Trent we also have a duty to minimise the impact on our customers' bills and so although we do not want to delay new development, we also want to avoid potential abortive expenditure associated with speculative development. Consequently we would not normally proceed with capacity improvement work until there is certainty that a development will take place. The west of Burton, where the proposed development site is situated, is identified as a potential area for development in ESBC's Core Strategy Issues and Options report and, along with the knowledge that a planning permission is likely to be submitted for this site, there is a greater certainty that this development will take place.

We recognise that it is mutually beneficial to work closely with developers at an early stage to identify suitable connection points or suggest alternative connection points which could negate or minimise the need to undertake capacity improvement work. The timeframe for design and eventual construction of capacity improvement work will be dependant on the certainty of planning permission being granted, development size/phasing and the extent of the anticipated capacity improvements. We therefore welcome the opportunity to discuss the proposals with the developer, as indicated in paragraph 7.9 of the Scoping Report, to ascertain additional information about this proposed development.

Subject to the above, detailed feasibility and construction works will be programmed accordingly to ensure capacity is made available as soon as reasonably possible and will take into account adjacent development proposals, complete any necessary flooding investigations required and improve reliability in the model in the vicinity of the development site by completing verification work, and consider alternative options where these exist.

05 September 2011
Fay Tivey
Severn Trent Water - Waste Water Strategy

E-mail: Michael.brown...

Our ref: UT/2011/109623/01-L01

Your ref: P/2011/00997/MB

Date: 07 September 2011

FAO Michael Brown,

Dear Sir,

SCOPING OPINION FOR SITE OFF BEAMHILL ROAD

Thank you for referring the above scoping opinion for the above site which was received on 5th September 2011.

Having reviewed the scoping report we welcome the draft outline and only have the following additional points of which we would wish to see covered in the Environmental Statement produced:

comprehensive information on the following issues:

- The disposal/treatment method for foul sewage
- Routes for surface water.
- We would like to see the inclusion of full use of SUDS and surface water/grey water recycling or harvesting.
- Water efficiency needs to be considered.

INFORMATION

Water Resources

According to our records there was an abstraction licence (03/28/24/0038) for the site which authorised abstraction from a well at SK 224 255 which was 54ft deep 4ft wide and a well at SK 230 254 which was 30ft deep 4ft 6" wide. We believe that the well at SK 230254 was filled in but we do not have any details as to how this was done. The other well was still being used in December 2004. The licence was deregulated in April 2005 i.e. became exempt from the requirement for a licence. As a result we do not hold any information beyond that date.

If the wells do need to be filled in, the Agency's guidance *Decommissioning Redundant Wells and Boreholes* must be followed: <http://publications.environment-agency.gov.uk/PDF/SCHO0499BEHE-E-E.pdf>.

Ecological Issues

Environment Agency
Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield, Staffordshire, WS13 8RR.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

Cont/d..

We have a record of a native black poplar tree (*Populus nigra ssp betulifolia*) at SK 228 255 beside the un-named watercourse. The native black poplar is one of Britain's rarest trees. Both the tree and the watercourse should be retained as features of any development - this could be within an area of public open space. The opportunity should be taken to take cuttings from the tree and to plant these at additional locations beside the watercourse through the site. Black poplars are large trees and should be planted at least 20 metres from each other and well away from buildings. (Staffordshire County Council tree officer should be informed of any works relating to black poplars including planting.)

We look forward to receiving further information in due course.

Yours faithfully

Mr James Kitchen
Team Leader - Planning Liaison

Please ask for: Sarah Victor

Direct Dial: 01543 404880

Direct Fax: 01543 444161

Direct email: sarah.victor@environment-agency.gov.uk

Michael Brown
East Staffordshire Borough Council
Town Hall
BURTON-ON-TRENT
DE14 2EB

6 September 2011

Our Ref: WM/ES/2011/25626/P

Dear Michael Brown

Application Number: P/2011/00997/MB

Site Address: Site off Beamhill Road Beamhill Road

Proposal: Request for scoping opinion for site off Beamhill Road.

Thank you for consulting Sport England on your proposal.

It is planned to construct 950 dwellings and provide a new primary school, local centre and green infrastructure/open space. The proposal does not appear to impact on any playing field therefore Sport England would have no statutory issues with the application. Furthermore it is not considered that sport would be a topic for inclusion in the EIA.

The key issue in developing the application will be as listed below but these should be dealt with in the planning statement and/or design and access statement rather than the EIA:

1. To refer to and take account of East Staffordshire's Playing Pitch Strategy and recent assessments of the need for new/improved swimming pools and sports halls (FPM Modelling). This will ensure the proposal takes account of all the strategic planning guidance available and is properly evidence based so that the development is sustainable in providing the right level of community/social facilities.
2. Provision of new outdoor and indoor sports facilities (as informed from above) should be incorporated within the application or made available (normally via planning contributions) off site. Sport England can provide costings for such provision through pre-costed sports provision information:
 - a. for playing fields – see budget right of screen -
http://www.sportengland.org/funding/protecting_playing_fields.a
SPX
 - b. other outdoor sports -
<http://inspiredfacilities.sportengland.org/outdoor-sports-surfaces-and-adizones> -
<http://inspiredfacilities.sportengland.org/modular-buildings>



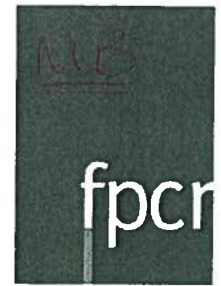
- c. on our planning contributions web page which sets out general costs
http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/planning_kitbag/facilities_costs_-_2nd_quarter.aspx and
 - d. provides access to the Sports Facility Calculator which can calculate the need for/cost of providing indoor sports facilities for specific numbers of dwellings (converted to population)
http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_facility_calculator.aspx . On the basis of an initial run of the calculator 950 homes at 2.5 occupancy would give a population of 2,375 which would generate the need for some ½ lane of swimming pool space, 0.7 of a badminton court and 0.1 of an STP which an overall cost of around £716,000. There are several urban extensions planned in the Burton area and the modelling undertaken indicates that a new pool and sports hall are needed towards which this project should contribute.
3. Any new facilities should be built in accordance with our technical guidance notes, relevant ones include:- 'Natural Turf for Sport' and 'Comparative sizes of pitches and courts'.
http://www.sportengland.org/facilities_planning/design_guidance_notes.aspx
 4. Opportunities should be taken to provide sports services with other community services in a cluster to save on build and running costs and the use of the primary school by the community could be considered and taken account of in any design. For example if the school playing fields are to be also used by the community the area and quality will need to be such that it can absorb both curricular need and community need (the minimum BB99 provision would not be adequate) and access to changing rooms would need to be provided etc.

If you require any further information please do not hesitate to contact the undersigned.

Yours sincerely

Maggie Taylor

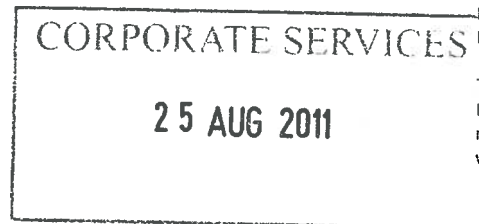
P/2011/00997



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

Our ref: J / 3457 **BY EMAIL AND POST**

Philip Somerfield
Head of Regulatory Services
East Staffordshire Borough Council
The Malsters
Wetmore Road
Burton upon Trent
DE14 1LS



Lockington Hall
Lockington
Derby DE74 2RH
Tel: 01509 672772
Fax: 01509 674565
mail@fpcr.co.uk
www.fpcr.co.uk

24th August 2011

P/11/00997

Dear Philip

**RESIDENTIAL DEVELOPMENT AT LAND OFF BEAMHILL ROAD (UPPER OUTWOODS),
BURTON UPON TRENT, STAFFORDSHIRE**

**TOWN AND COUNTRY PLANNING [ENVIRONMENTAL IMPACT ASSESSMENT]
(ENGLAND AND WALES) REGULATIONS 1999, TOWN & COUNTRY PLANNING
[ENVIRONMENTAL IMPACT ASSESSMENT] (AMENDMENT) (ENGLAND) REGULATIONS
2008**

REGULATION 10-REQUEST FOR A SCOPING OPINION

As you are aware, we are in the process of preparing an Outline Planning Application for development at land at Beamhill Road (Upper Outwoods), Burton upon Trent.

An Environmental Impact Assessment is being prepared with the information being presented by an Environmental Statement [ES]. The ES will be in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and amendment (England) 2008.

I write, therefore, to request an EIA 'scoping opinion' from East Staffordshire Borough Council, in accordance with Part IV, section 10 of the EIA Regulations. A 'scoping opinion' will enable the applicant and consultant team to understand what the Council, and other appropriate consultees, consider to be the likely significant effects of the development, and, therefore, the environmental topics on which the ES should focus.

The following information is provided within the attached Scoping Report [August 2011]:-

- A site location plan (Figure 1);
- A brief description of the nature and purpose of the proposal;
- A draft outline of the ES, together with the methodologies proposed for the various environmental topics; and
- An indication, at this stage, of the likely environmental effects.

I trust that everything is clear, but please do not hesitate to contact either myself or Elizabeth Fry at FPCR if you have any immediate questions.

FPCR Environment and Design Limited.

Registered in England No: 7128075. Registered Office: Lockington Hall, Lockington, Derby, DE74 2RH

Directors: Phil Rech, BA, B Phil LD, CMLI; Tony Pearsall, BA, B Arch, RIBA;

Gery Holliday, BA M Phil LD, CMLI; Suzanne Mansfield, PhD, MIEEM, CMLI; Tim Jackson, BA (Hons), Dip LA, CMLI

Senior Associates: Brett Coles BA (Hons) Dip TP, Dip LA, MRTPI; Kate Hollins BA (Hons) MSc, MIEEM; Finance Associate: Stephen Cooper, BA (Hons)

Associates: Peter Huy BSc (Hons) MIEEM, Elizabeth Fry BA (Joint Hons) MA CMLI, James Ineson BSc (Hons) Dip LA CMLI, Sarah Smart BA (Hons) Dip LA CMLI,

Hathorn Edwards BSc (Hons) Dip LA CMLI, Keith Nye BA (Hons) Dip LA CMLI, Kurt Goodman BSc (Hons) MSc MIEEM, James Eales BSc, Jude Dorward BSc (Hons) MSc MIEEM

We look forward to receiving the Council's formal scoping opinion and I would be grateful for confirmation that the Scoping Report has been received by the Council.

Yours sincerely

Kind Regards

Brett Coles
Senior Associate
FPCR Environment and Design Ltd

brett.coles@fpcr.co.uk

cc

James Norton – ESBC
Paul Burton-Richard Walters HLM

Encl: Environmental Impact Assessment -Scoping Report [August 2011]

RECEIVED
25 AUG 2011

P/11/00997



Hallam Land Management Ltd

Upper Outwoods, Burton upon Trent, Staffordshire

ENVIRONMENTAL IMPACT ASSESSMENT-SCOPING REPORT

August 2011



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 [W] www.fpcr.co.uk

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Rev	Issue Status	Prepared / Date	Approved/Date
-	Draft	BC/ 07.07.11	BC/ 08.07.11
A	Planning	BC/ 18.08.11	BC/ 18.08.11

CONTENTS

- 1.0 Introduction
- 2.0 The Site
- 3.0 Requirements for an Environmental Impact Assessment
- 4.0 Local Authority Scoping Opinion
- 5.0 The Proposals
- 6.0 ES Draft Outline
- 7.0 Approach & Effects

FIGURES

Figure 1: Site Location 1:2500 @A3 [3457/P/500]

1.0 INTRODUCTION

- 1.1 It is the intention of the applicant, Hallam Land Management Ltd, to submit an outline planning application for a 'sustainable urban extension' at land at Upper Outwoods, Burton upon Trent.
- 1.2 The application will include an Environmental Impact Assessment (EIA), with the information presented by way of an Environmental Statement (ES).
- 1.3 This is a formal request to East Staffordshire Borough Council for an EIA 'scoping opinion' in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, and Town & Country Planning (Environmental Impact Assessment (Amendment) (England) Regulations Sept 2008, Part IV, section 10 of the Regulations.
- 1.4 A previous request for a 'scoping opinion' for development on the site was submitted to East Staffordshire Borough Council on the 24th June 2008. A formal response was received from the Local Authority on the 20th October 2008. This concluded that:
- "The LPA considers that the scoping report broadly identifies the significant impacts likely to arise as a result of the development and it shall form the basis for undertaking an environmental impact assessment".*
- 1.5 The Local Authority's scoping opinion', and the enclosures from the statutory consultees, will be used to inform the EIA. Whilst much of the information within the 'scoping opinion' will be of relevance, it is considered appropriate for the applicant to request an 'updated scoping opinion', to ensure that any additional environmental issues since the previous response are considered within the EIA.

2.0 THE SITE

- 2.1 The exact application boundary has yet to be finally decided, but it is expected to focus on that encompassed by the 'red area' shown at Figure 1 [3457/P/500].
- 2.2 The site is located on the north western edge of Burton upon Trent and is located within an urban fringe context, being adjacent to the residential edge of Burton.
- 2.3 The site is agricultural in its use and includes large open arable fields and more intimate grazed pasture. Fields are bound by hedgerows, with some mature hedgerow trees and some young woodland plantation. The wooded corridor of Kitling Greaves Lane runs through the centre of the site and follows the course of an unnamed brook.
- 2.4 The site includes the property and associated agricultural buildings of Outwoods Farm, which are accessed via a farm track from Beamhill Road. A small storage yard occurs on Kitling Greaves Lane.
- 2.5 The site's northern edge is defined by residential properties along Beamhill Road. The site's eastern edge is defined by properties at Forest Edge Way and Kitling Greaves Lane, and beyond lies the main A511 Tutbury Road. The site's southern edge is defined by properties on Field Lane, whilst the site's western edge is defined by Outwoods Lane and by field boundaries.
- 2.6 The local landform creates a natural bowl with the central part of the site near Kitling Greaves Lane rising to Beamhill Road and Outwoods Lane to the north and west, and to Field Lane to the south.

- 2.7 The site includes a Public Footpath and Public Bridleway, whilst Kitling Greaves Lane also provides public access. Further rights of way occur to the south and west of the site.

3.0 REQUIREMENTS FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

3.1 The ES will contain the findings of the Environmental Impact Assessment (EIA) and will be prepared in accordance with the requirements of the Town & Country Planning (Environmental Impact Assessment –England & Wales Regulations 1999) and the subsequent Town & Country Planning (Environmental Impact Assessment (Amendment) (England) Regulations Sept 2008.

3.2 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 Part II:

- *"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."*

3.3 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."*

4.0 LOCAL AUTHORITY SCOPING OPINION

4.1 Requesting East Staffordshire Borough Council for their formal opinion will enable the applicant to understand what the Local Authority and other appropriate consultees consider the main effects of the development to be, and, therefore, the environmental topics on which the ES should focus.

4.2 The following information is provided:-

- A site location plan (See attached Figure 1 (3457/P/500);
- A brief description of the nature and purpose of the proposal;
- 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.

5.0 THE PROPOSALS

- 5.1 The proposals are for a residential development of up to 950 dwellings at an average density of around 28 dwellings per hectares. There would be a range of housing with a mix of properties and house types.
- 5.2 The proposals include associated community uses to create a sustainable place. This is expected to include a new Primary School; community and pre-school provision; a Local Centre (providing small scale retail, community and health uses); and a green infrastructure of open space, retained habitats and habitat creation, a surface water drainage strategy and footpath-cycle links.
- 5.3 Vehicular access into the development would be taken from Beamhill Road and this is anticipated to be via two separate access junctions.
- 5.4 The proposal is for a high quality sustainable urban extension that delivers social, economic and environmental benefits. The development proposals have evolved from the comprehensive environmental and technical work.
- 5.5 Whilst a recent Stakeholder Design Workshop Event (2011) has further assisted in developing the proposals.
- 5.6 The application will be informed by the latest suite of national planning documents as well guidance at a local level from Staffordshire County Council and East Staffordshire Borough Council. Best practice design and environmental guidance from The Design Council, Natural England, National Forest, and the Environment Agency, amongst others, will also be embraced.

EIA Parameters Plan

- 5.7 An EIA Parameters Plan (Masterplan) is being prepared for the site.
- 5.8 Baseline environmental and technical matters, such as constraints and opportunities have been assessed, and this information will guide the emerging Masterplan and the development proposals. The Masterplan is continuing to evolve in response to further research, consultation and stakeholder responses, and the findings of the environmental surveys and appraisals.
- 5.9 This iterative process seeks to minimise potential adverse environmental effects from the outset, and to maximise positive environmental benefits. The preliminary prediction of environmental effects and the integral design of mitigation measures are central to this process and will enable good design to be achieved in response to the environmental issues.
- 5.10 The EIA Parameters Plan (it may comprise a single plan or number of plans) will form the basis for the EIA and will show the main fixed aspects of the scheme. It will provide sufficient information regarding the siting, nature and size of the proposals in order to assess the main environmental effects. It will include the means of access into the site, the location of land uses areas, and the amount of development.

6.0 ES DRAFT OUTLINE

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

- **Development Proposals- The Project** (including a description of the proposed development to include the main design elements, as well construction and anticipated phasing).
- **Planning Policy Context;**
- **Consideration of Alternatives;**
- **Socio Economics;**
- **Ecology & Nature Conservation Value;**
- **Water & Drainage** (A Flood Risk Assessment [FRA] will be included as an Appendix to the ES)
- **Landscape Character & Visual Resources;**
- **Historic Environment;**
- **Agriculture & Soil Resources;**
- **Ground Conditions;**
- **Traffic, Transport & Access** (A Transport Assessment [TA] and Travel Plan [TP] will be included as an Appendix to the ES)
- **Air Quality;**
- **Noise & Vibration;**
- **Services, Infrastructure & Waste;**
- **Cumulative Effects;** and
- **A Non-Technical Summary**

6.2 The following anticipated documents, which will be separate reports, will accompany the outline planning application:

Design & Access Statement (to include an indicative masterplan);

Planning Statement;

Renewable Energy Statement;

Sustainability Report; and

Statement of Community Involvement.

7.0 APPROACH & LIKELY EFFECTS

- 7.1 An indication of the anticipated methodologies for each respective environmental topic of the ES is outlined below, together with the possible effects on the environment.

Planning Policy Context

- 7.2 This chapter will set out the overall development plan and policy context, which provides the framework for the development.

Consideration of Alternatives

- 7.3 This will outline the main alternative options studied, taking into account environmental effects.

Socio-Economics

- 7.4 The socio – economic effects of the proposal will be assessed and structured around the following anticipated topics: housing; retail; economy and employment; health; education; community facilities; and open space and sports.

Ecology & Nature Conservation

- 7.5 Statutory and non-statutory nature conservation organisations will be consulted for existing ecology data for the site and the surrounding area.
- 7.6 An initial walkover survey and classification of habitats within the site using Extended Phase 1 Survey methodology (JNCC 2003 as recommended by Natural England) will be undertaken. This survey will identify any areas that require further detailed study including Badger, Bat, Birds, Great Crested Newt, Hedgerows, Reptile, Water Vole, and Veteran Tree surveys. All methodologies used shall be based on those recommended by the Environment Agency, Natural England and IEEM as appropriate. An Arboricultural Report will be prepared in accordance with British Standard 5837: 2005 Trees in Relation to Construction – Recommendations.
- 7.7 Detailed methods for evaluation of significance of effects will follow Guidelines for Ecological Impact Assessment (Institute of Ecology and Environmental Management, February 2006) Methodology will be based on: Evaluation of nature conservation importance of features of the site; an analysis of the magnitude of the development's effect on the features of the site prior to mitigation; and an assessment of the significance of the development's effect on the features, taking account of mitigation proposals.
- 7.8 Based upon current survey results and information supplied by third parties, the potential significant effects arising from the development are considered to be:-
- Disruption of existing habitats; and
 - Pressure on ecological resources.

Water & Drainage

- 7.9 An assessment of the existing hydrology will be made from visual site inspection and an examination of current and historical Ordnance Survey maps. Discussions will be held with the Environment Agency, Water & Sewerage Undertaker, and Local Authority.
- 7.10 The potential impacts of the scheme upon hydrology and hydrogeology, including water quality effects, will be assessed. The proposals will address the requirements of PPS25 and will be based upon current good practice. A Flood Risk Assessment will be an Appendix to the ES.
- 7.11 Potential significant environmental effects arising from the development include:-
- Flood risk;
 - Changes in the pattern of hydrology;
 - Increased discharge to watercourses;
 - Pollution of watercourses; and
 - Additional demand upon water resources;

Landscape Character and Visual Resources

- 7.12 An assessment of the potential effects upon landscape character and visual resources 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 [Natural England] and Scottish National Heritage 2002.
- 7.13 These documents do not provide a prescriptive approach to assessment but identify broad principles and good practice. This assessment will focus upon the following: a baseline landscape character assessment assessing condition, quality and sensitivity; a baseline visual appraisal detailing key viewpoints, receptors and sensitivity; direct and indirect effects upon landscape character and visual effects arising from the development. The chapter will assess night time effects.
- 7.14 Potential significant environmental effects arising from the development include:
- Loss of open agricultural land and fields;
 - Change in context experienced by surrounding landscape character areas; and
 - Change in context and view experienced by visual receptors;

Historic Environment

- 7.15 Available data sources will be assessed for the site and the surrounding context. This will include historic maps and other relevant documents in order to establish the character and chronology of the historic landscape of the site and surroundings. Consultation will also be undertaken with appropriate Local Authority conservation officers.

- 7.16 Having established baseline conditions, the impacts of the development will be assessed in terms of findings drawn from the above and appropriate measures/course of action will be proposed. An archaeological/cultural heritage desk-based assessment (DBA) will be undertaken. This will then inform the appropriate level of any subsequent investigation.
- 7.17 Potential significant environmental effects arising from the development include;
- Loss/damage/disturbance to archaeological features;
 - Effect upon the archaeological potential of the site; and
 - Impact and effects on the setting of any designated archaeological resource.

Agricultural & Soil Resources

- 7.18 A desk study will be undertaken of published and unpublished soil and agricultural land quality. A detailed site survey will be made of soil layers to produce maps of agricultural land use. The quantity and the quality of the agricultural resource within the site will be assessed, together with as assessment on farm productivity. A strategy for the mitigation of impact upon soil resources will be prepared.
- 7.19 Potential significant environmental effects arising from the development include:
- Loss of agricultural land; and
 - Effects on farm productivity.

Ground Conditions

- 7.20 An assessment of the existing ground conditions and land contamination will be made from visual site inspection and an examination of published records, to include current and historical Ordnance Survey mapping.
- 7.21 Potential significant environmental effects arising from the development include:
- Direct or indirect contamination of flora, fauna, water and building fabric during development earthwork operations; and
 - Direct or indirect contamination of the soil and potential groundwater contamination due to leakages of fuel oils and other contaminants from the development and the associated collection of surface water drainage.

Traffic, Transport & Access

- 7.22 Baseline appraisals of the existing transport infrastructure – addressing the area from its current standpoint, with reference to existing constraints and potential improvements will be undertaken.
- 7.23 Effects of the development will be assessed in accordance with Department for Transport Guidance on Transport Assessment (March 2007). The analysis will encompass all aspects of transport, including impact on public transport, walking, cycling and HGV / Private Car traffic.

- 7.24 The Transport Assessment, which will be an Appendix to the ES, will set out the transport issues that relate to the proposed development and set out what measures are proposed to deal with the predicted transport impacts. It will also set out the proposals that are necessary to make the proposed development accessible by a choice of different modes of transport i.e. bus provision, walking and cycling.
- 7.25 Potential significant environmental effects arising from the development include:
- Increased trip generations (traffic growth) arising from the project, which would affect the performance of junctions and flow of the highway network.

Air Quality

- 7.26 The air quality baseline of the site and environs site will be established through the identification and collation of relevant local and national monitoring data and the identification of any local Air Quality Management Areas and sources of pollutants. The assessment will consider the impacts of demolition and construction of the proposed development on dust soiling and concentrations of PM₁₀, and impacts of the operation of the proposed development on concentrations of nitrogen dioxide, PM₁₀ and PM_{2.5} from road traffic in the proposed year of opening. Appropriate mitigation measures will be proposed, where applicable.
- 7.27 Potential significant environmental effects arising from the development include:
- Effects on air quality as a result of demolition and construction; and
 - Effects on air quality impact as a result of increased traffic generated by the development.

Noise & Vibration

- 7.28 The assessment will consider the operational noise and vibration impacts of development.
- 7.29 Baseline noise levels will be measured to determine the existing noise climate over the site and at the nearest noise sensitive receptors. The noise predictions for additional traffic noise as well as construction noise will consider the impact against the baseline noise levels.
- 7.30 The assessment work is expected to include liaison with Local Authority Environmental Health Officers regarding existing noise nuisance and any noise constraints and identification of areas sensitive to noise and vibration. Appropriate and practical noise and vibration mitigation measures will be applied, where applicable.
- 7.31 Potential significant environmental effects arising from the development include:
- Noise and vibration effects from additional traffic generated by the development; and
 - Noise and vibration effects from the demolition and construction phase.

Services, Infrastructure & Waste

- 7.32 The site's baseline condition in terms of service supplies, services, infrastructure and waste will be assessed, and then the effects of the development on these elements will be assessed.

- 7.33 Potential significant environmental effects arising from the development include:
- Shortages of service supplies due to constraints on the supplying network; and
 - Production of excessive waste and potential failure to meet local and national targets for waste reduction and recycling.

Cumulative Effects

- 7.34 An overview of *all* topics and their statement of effects will be completed, in order to determine the combined effect of the project.
- 7.35 This chapter will also include an appraisal against other potential development projects in the immediate vicinity, which will ensure that any potential combined impacts on the environment are identified and assessed.
- 7.36 By way of this Scoping Report, the applicant would be grateful if East Staffordshire Borough Council could identify any other projects within the immediate vicinity, which they consider should be assessed by the ES Cumulative Effects chapter.

Non Technical Summary

- 7.37 A non technical summary will be provided. This will summarise, in non-technical language, the following;
- The proposed development;
 - The anticipated construction and phasing programme;
 - The alternatives considered;
 - The main findings of the baseline assessment for each environmental topic;
 - Any mitigation/design measures to be adopted for each environmental topic so as to avoid, reduce and, remedy any significant adverse effects;
 - The '*likely significant environmental effects*' (adverse or beneficial) of the development for each environmental topic; and
 - The cumulative effects arising from the development.

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Project Location



P/11/00997

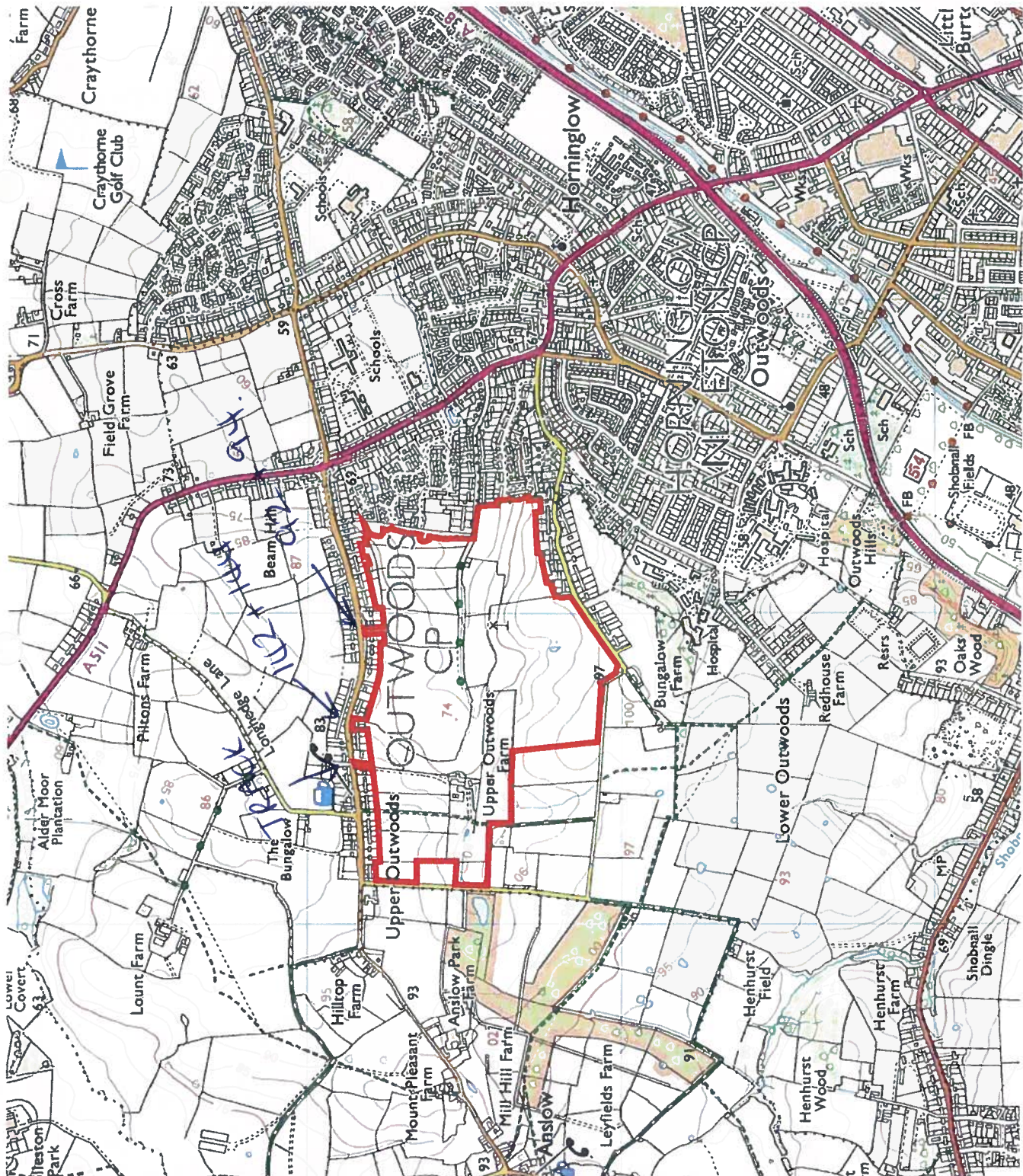
Hallam Land Management Ltd

Upper Outwoods,
Burton Upon Trent

SCOPING REPORT -
LOCATION PLAN

1:12,500 @ A3 CAWI SLS July 2011

Figure 1 3457-P-500



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