

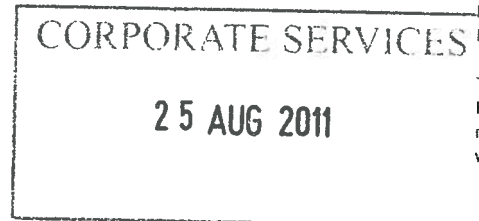
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masterplanning ■  
environmental assessment ■  
landscape design ■  
urban design ■  
ecology ■  
architecture ■  
arboriculture ■

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

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24<sup>th</sup> 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.

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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

cc

James Norton – ESBC  
Paul Burton-Richard Walters HLM

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



P/11/00997



Hallam Land Management Ltd

Upper Outwoods, Burton upon Trent, Staffordshire

**ENVIRONMENTAL IMPACT ASSESSMENT-SCOPING REPORT**

August 2011



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Rev	Issue Status	Prepared / Date	Approved/Date
-	Draft	BC/ 07.07.11	BC/ 08.07.11
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- 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 24<sup>th</sup> June 2008. A formal response was received from the Local Authority on the 20<sup>th</sup> 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 Kitting 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 an 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 PM<sub>10</sub>, and impacts of the operation of the proposed development on concentrations of nitrogen dioxide, PM<sub>10</sub> and PM<sub>2.5</sub> 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**

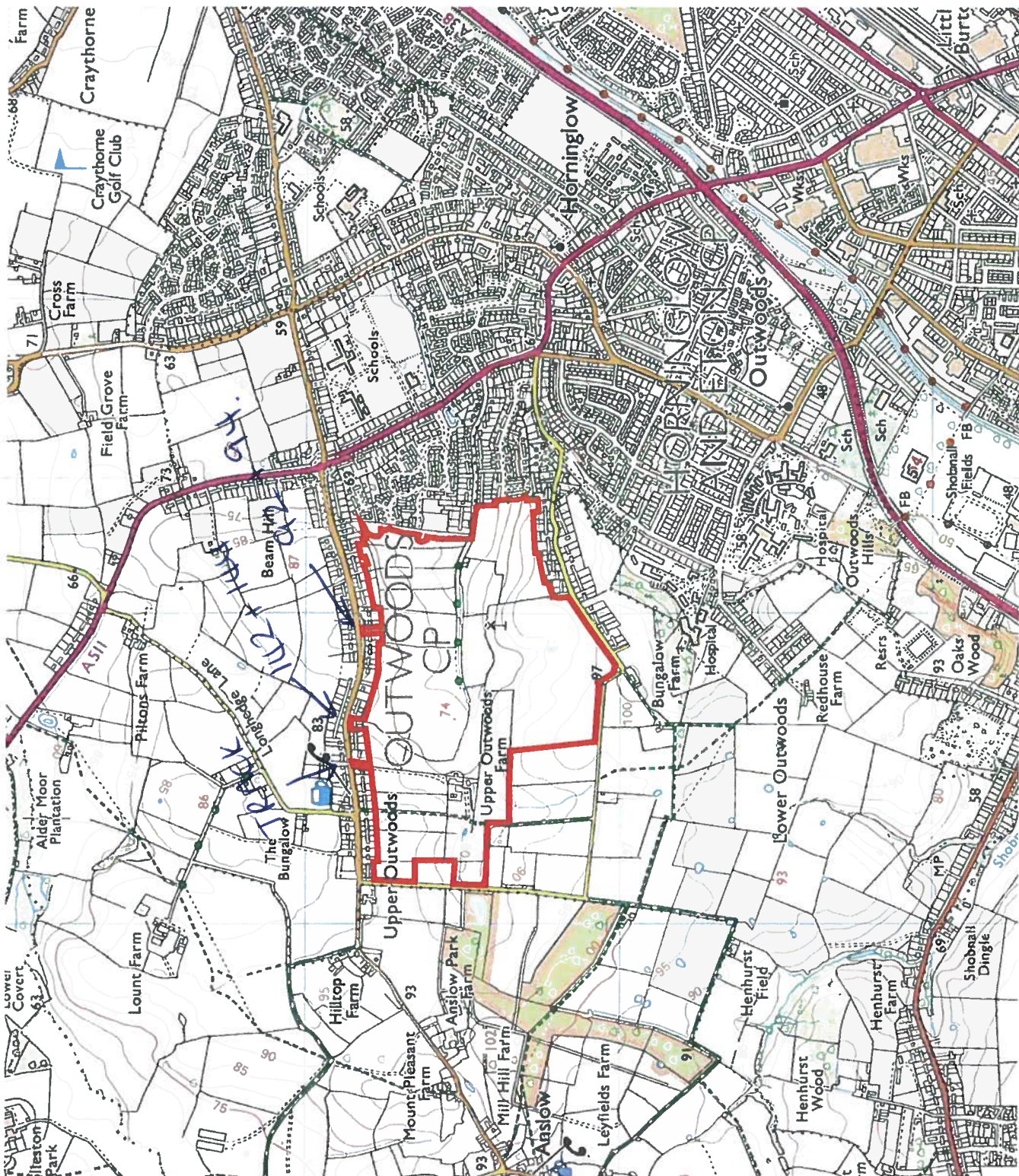
- 7.34 An overview of *all* topics and their statement of effects will be completed, in order to determine the combined effect of the project.
- 7.35 This chapter will also include an appraisal against other potential development projects in the immediate vicinity, which will ensure that any potential 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/11/00097



Hellam 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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