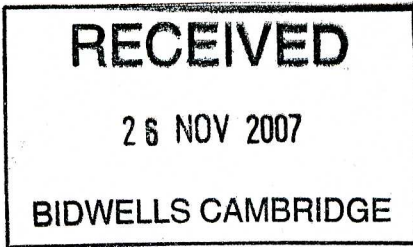


Appendix 2.2

EIA Scoping Opinion



St Edmundsbury
BOROUGH COUNCIL

Ms L Beighton
Bidwells
Thrupmington Road
Cambridge
CAMBC
CB2 9LD

Our ref RH/HAVNWScope2
Your ref LB/SW51000002

Contact Rona Hopkinson
Direct Dial 01284 757380
E-mail rona.hopkinson@stedsbc.gov.uk

22 November 2007

Dear Ms Beighton

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 – Regulation 10 –

Request for Scoping Opinion 42 ha of land North West of Haverhill

This letter constitutes the formal response of the Borough Council (as Local Planning Authority) under Regulation 10 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 to the request contained in your letter of 26 October 2007 for an opinion as to the information to be contained in the Environmental Statement which will accompany the planning application for the redevelopment of the site.

In adopting this Scoping Opinion, the Local Planning Authority confirms that:

- (i) Bidwells (as the organisation making the request for the Scoping Opinion) has been consulted by the Borough Council;
- (ii) the consultation bodies have been consulted. The responses received are appended to this Opinion;
- (iii) account has been taken of:
 - a) the specific characteristics of the particular development;
 - b) the specific characteristics of the development of the type concerned, and
 - c) the environmental features likely to be affected by the development

The Local Planning Authority is satisfied that the Scoping Report which accompanies your letter of October 2007 covers the aspects of the environment that would be affected by the development. Whilst the content of the study incorporates the issues and topics that will need to be included in the Environmental Statement, it is considered that the following matters raised in consultation responses will need to be incorporated in the relevant sections of the Environmental Statement:

1. Ecology

Patsy Dell BA (Hons), BSc, MBA, MRTPI • Head of Planning and Engineering Services
PO Box 122 • St Edmundsbury House • Western Way
Bury St Edmunds • Suffolk • IP33 3YS
T 01284 763233 • **F** 01284 757378 • **Typetalk** 18001 (01284) 757303
Departmental E-mail economy.environment@stedsbc.gov.uk
Website www.stedmundsbury.gov.uk



INVESTOR IN PEOPLE

The ecological study as outlined is not adequate as a 'desk study' would not comply with the Habitat Regulations 1994 and the NERC Act 2006. It would also fail to provide the necessary information required by the new national standard planning application form 1App.

2. Landscape

There is no reference to the use of the existing landscape data sets and there is insufficient emphasis on the need to include both landscape mitigation and enhancement proposals in the study

The Scoping letter fails to address the requirements set out by the Suffolk Countryside Team in their response to the screening opinion dated 24 August 2007.

3. Water Resources

The EIA should cover the following issues:

Hydrological/geological characteristics of the area

Surface water drainage proposals incorporating SUDS

Flood risk

Foul water drainage proposals

Potential impacts on water quality

4. Air Quality

In assessing air quality impacts, the model should use existing background levels relating to nitrogen dioxide as reported in the Borough Council's annual air quality reports.

5. Noise and Vibration:

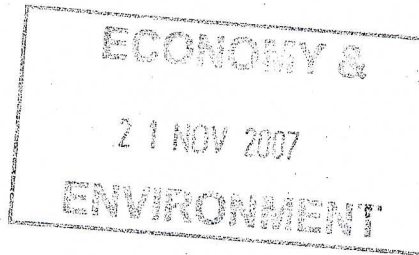
The noise impact on existing and future residents from the proposed relief road and emissions from car usage should be against the 'good' standard for bedrooms and living accommodation as specified in British standard 8233:1999 'Sound Insulation and Noise Controls for Homes – Code of Practice'.

Yours sincerely



Rona Hopkinson
Principal Planning Officer

Ms Rona Hopkinson
Planning & Engineering Services
PO Box 122
St Edmundsbury House
Western Way
Bury St Edmunds
IP33 3YS



Peter Holborn
Countryside Team Leader
Suffolk County Council
Endeavour House (B1 F4 48)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264778
Fax: 01473 216877
Email: peter.holborn@et.suffolkcc.gov.uk
Web: <http://www.suffolk.gov.uk>

Your Ref: RH/NWHAVERHILL
Our Ref:
Date: 15/11/2007

Dear Ms Hopkinson,

Thank you for asking the Countryside Service to provide comment on the proposed content of the EIA on 42Ha of land north west of Haverhill.

The scoping letter set out by Bidwells does not appear to have had sufficient regard for the comments we have already made in a letter to yourselves dated 24/08/07.

I am particular concerned that:

- 1) The ecological study as outlined is not adequate. The proposed "desk study" would not provide sufficient information to determine the application, as it would not be compliant with the Habitats Regulations (1994) and the NERC Act (2006). It would also fail to provide the necessary biodiversity information required by the National Standard Planning Application Form (1App)
- 2) There is no reference to the use of existing Landscape data sets eg the Historic Landscape Characterisation and Suffolk Landscape Character Assessment in the proposals for the Landscape and Visual Impact Assessment. Furthermore, there is insufficient emphasis on the need to include both landscape mitigation and enhancement proposals in the study.

Therefore Bidwells should ensure that any study they carry out covers, *inter alia*, all the matters outlined in out my letter of the 24/08/07

Yours sincerely



Peter Holborn
Countryside Team Leader

Ms Rona Hopkinson
Planning & Engineering Services
PO Box 122
St Edmundsbury House
Western Way
Bury St Edmunds
IP33 3YS

Peter Holborn
Countryside Team Leader
Suffolk County Council
Endeavour House (B1 F4)
Russell Road
IPSWICH

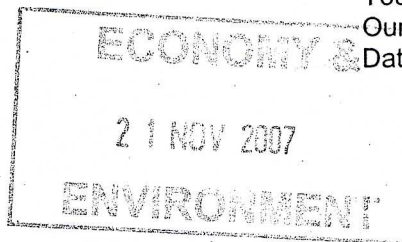
IP1 2BX
Suffolk
Tel: 01473 264778
Fax: 01473 216877
Email: phil.watson@et.suffolkcc.gov.uk
Web: <http://www.suffolk.gov.uk>

Cc Andrew Hoppitt Forestry Commission

Your Ref: RH/BS/HAVNWScope1

Our Ref:

Date: 24/08/2007



Dear Ms Hopkinson,

Thank you for asking the Countryside Service to provide information for a scoping opinion on 42Ha of land north west of Haverhill.

Landscape

The applicant should prepare a Landscape and Visual Impact Assessment. This should include the following:

- Establish the scope and content of the assessment

This should refer to the information contained within the Suffolk Landscape Character Assessment and the Historic Landscape Characterisation for Suffolk

- Describe the development
- Carry out a baseline study that describes classifies and evaluates the existing landscape.
- Identify the potential impacts predict their magnitude and assess their significance.

In particular this should include an accurate assessment of the effects of the street lighting and the predicted level of light pollution based on the design equipment and layout of the lighting.

- Describe proposals for mitigation and environmental/landscape enhancement.

Any proposals should have particular regard to the maintenance and enhancement of County Wildlife Sites and historic landscape features.

Please contact Phil Watson on 01473 264777 if you have any queries regarding landscape impacts.

Ecology

Having carried out an Environmental Constraints check for this site against our current data holdings, there are no sites with International or European designations that are likely to be impacted upon. However there are four County Wildlife Sites on or adjacent to the site. These are Broad Street Old Allotment Haverhill, Disused Railway Line, Ann Sucklings Way and Norney Plantation (Ancient Woodland). These last two are of particular concern - Anne Sucklings Way which is within the proposed development area and Norney Plantation that is on the edge of it.

Anne Suckling's way is one of only six sites in the county with Crested Cow Wheat, which is a Nationally Scarce Plant and in the vulnerable category according to the International Union for the Conservation of Nature (IUCN), this site is also important for a suite of other clay flora.

Norney Plantation is on the register of ancient semi natural woodland and any development within 500 metres should be referred to the Forestry Commission including a scoping opinion.

There are some protected species records associated directly with or immediately adjacent to the site, Great Crested Newt (*Triturus cristatus*), Badger (*Meles meles*), Pipistrelle Bat *Pipistrellus pipistrellus*, Crested Cow Wheat *Melampyrum cristatum*, Slow Worm *Anguis fragilis* and Viviparous Lizard *Lacerta vivipara*. Without visiting the site and carrying out a detailed Scoping Survey it is only possible to comment on the potential impacts of the development in general terms as follows:

- Direct loss of habitat through the structures themselves and the roads, buildings etc that go with them.
- Damage to habitat through the construction phase and as a result of any changes in management.
- Interference with natural processes such as hydrology.
- Pollution including that of watercourses such as ditches through the construction process.
- Damage to the root plates of trees and hedges that could threaten their condition or survival
- Disturbance to mobile species including bats and birds.

With the above in mind, the County Council would expect the EIA to cover, inter alia, the following:

A floral survey with particular emphasis Grassland and arable flora

A breeding bird survey.

A bat survey that includes both Summer and Autumn use of the area.

Identification of any and all Biodiversity Action Plan Habitats that could be affected by this development.

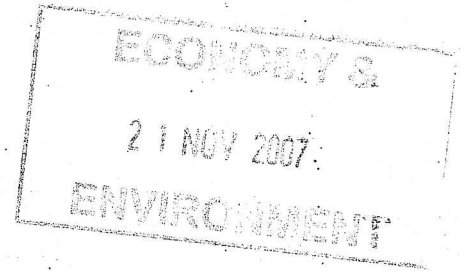
Identification of any species on or nearby the site that are, as yet, unrecorded.

A site scoping survey should identify where enhancements to habitats can be made both to mitigate and compensate for the works themselves and to assist Suffolk County Council in discharging our duties under Section 40 of the Natural Environment and Rural Communities Act, 2006.

For any queries regarding ecology matters, please on Sue Hooton 01473 264784.

Yours sincerely

Peter Holborn
Countryside Team Leader

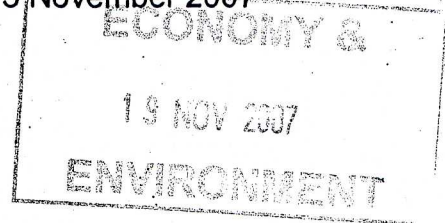


creating a better place



Rona Hopkinson
St Edmundsbury Borough Council
PO Box 122
Bury St. Edmunds
Suffolk
IP33 3YS

Our ref: AC/2007/104141/01-L01
Your ref: RH/NWHAVERHILL
Date: 13 November 2007



Dear Ms Hopkinson

**MAJOR URBAN EXTENSION COMPRISING 755 HOUSES
LAND NORTH WEST OF HAVERHILL**

Thank you for your letter, dated 31 October 2007, requesting a Scoping Opinion on the above proposal.

In relation to the proposed content of the Environmental Impact Assessment (EIA), we wish to make the following comments: -

We consider that the EIA should include a chapter on hydrology/geology and water drainage. This chapter should cover all of the following issues:

- hydrological/geological characteristics of the area
- surface water drainage proposals, incorporating sustainable drainage systems (SUDS)
- flood risk (this may be covered within the EIA or as a separate Flood Risk Assessment to be submitted with the application)
- foul water drainage proposals
- potential impacts on water quality (including groundwater and surface water)

Yours sincerely

**Miss Louise Best
Planning Liaison Officer**

Direct dial 01480 483898

Direct fax 01480 435193

Direct e-mail Planning_Liaison.Anglian_Central@environment-agency.gov.uk

Environment Agency
Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
End



INVESTOR IN PEOPLE

RH

Memorandum



St Edmundsbury
BOROUGH COUNCIL

To : Head of Planning & Engineering Services
FAO: Rona Hopkinson

From : Environmental Health & Housing Services
Karen Cattle - District Environmental Health Officer

Our ref : KLC/cef/WK020076172 **Your ref** : RH/NWHAVERHILL

Date : 14th November 2007

Subject : **Section 10 of the Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999**
Major urban extension comprising 755 houses on 42 hectares of land North West of Haverhill

I refer to your letter of the 31st October 2007 and attached letter/report from Bidwells regarding their formal request for a Scoping Opinion from the Borough Council on the information to be provided for an Environmental Impact Assessment in respect of the proposed development of 755 houses on 42 hectares of land to the North West of Haverhill.

Environmental Health and Housing Services would wish to make the following comments with regard to the proposed Scoping Report:-

Draft Landscape and Visual Scoping

It is recommended that the preliminary desktop baseline study and field survey should be sufficient to determine the existence or otherwise of contamination on the site, its nature, the risks it may pose and whether these can be satisfactorily reduced to an acceptable level.

Draft Noise and Emissions Scoping Report

This Report should include an assessment of the likely increase in noise and emissions associated with the development of the relief road and its impact on the existing environment, in addition to the increase in noise and emission from car usage from the proposed development. The assessment should also address the impact on air quality arising from the increase in traffic flows.

Should you wish to discuss any of the above matters raised further, please contact me on extension 7623 or 5151.

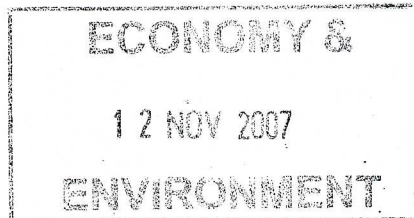
K. Cattle

Karen Cattle
District Environmental Health Officer

Asset Protection Team
PO Box 3484
Warwick
CV34 6TG

Attention: RONA HOPKINSON

St Edmundsbury Borough Council
Po Box 122
St Edmundsbury House
Western Way
Bury St Edmunds
Suffolk
IP33 3YS



Direct tel +44 (0)800 7312961
Direct fax +44 (0)1926 656574

24-hour Electrical Emergency No
0800 40 40 90*

*Calls may be recorded and monitored

24-hour Gas Escape No
0800 111 999*

*Calls may be recorded and monitored

www.nationalgrid.com

Date 09 November 2007
Our Reference IN08948/0028961
Your Reference RH/NWHAVERHILL

Dear Sir/Madam

Re: MAJOR URBAN EXTENSION ... NORTH WEST OF HAVERHILL

Thank you for your enquiry, which we have assessed with respect to our operational electricity transmission network and our operational national gas transmission network.

Based on the information you have provided and the proximity and sensitivity of these networks to your proposals we have concluded, using the enclosed tables, that the risk is NEGLIGIBLE.

Further details of organisations responsible for the operation of gas distribution networks, including National Grid's gas distribution organisation, and those responsible for electricity distribution networks can be found at www.nationalgrid.com and www.energynetworks.org and on the enclosed map.

Please ensure that you have a response from both ourselves and the relevant gas distribution organisation, in addition to other utility network operators, before you proceed with your proposals.

Yours faithfully

A handwritten signature in black ink, appearing to read "Graham Walton".

Graham Walton
Asset Protection Team

ENCLOSURES

Risk Assessment Tables

Map

For our national transmission networks see :

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/gastransmission/gaspipes/>

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/overheadlines/>

Work Safely in the Vicinity of National Grid's Gas Pipelines

Remember, you need to contact two organisations for gas pipeline enquiries

Gas Pipelines – Who to Contact

GAS TRANSMISSION

National Grid owns and operates the national gas transmission network covering England, Wales and Scotland.

For more details please see:

<http://www.nationalgrid.com/uk/LandandDevelopment/DCC/gastransmission/gaspipes>



NATIONAL GRID's gas transmission pipelines and above ground sites may be directly affected by work you are considering or intending to undertake. In order to determine if this is the case and to ensure that you work safely close to such pipelines, please contact in writing our Asset Protection Team below. Remember to enclose a clearly identifiable plan and site grid reference with your letter.

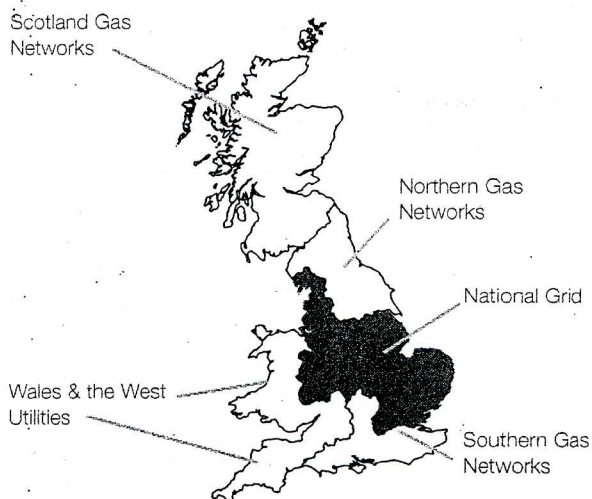
National Grid UK Transmission
Land and Development
Asset Protection Team
P.O. Box 3484
Warwick
CV34 6TG

You may wish to check the progress of your enquiry by calling the Asset Protection Team on the FREEPHONE number:

0800 731 2961

GAS DISTRIBUTION

National Grid owns and operates the gas distribution network in the area shown in blue on the map below. Separate gas distribution network companies own the gas distribution networks within the areas shown in white below.



NATIONAL GRID's gas distribution pipelines and above ground sites may be directly affected by work you are considering or intending to undertake. In order to determine if this is the case and to ensure that you work safely close to such pipelines, please contact in writing our Plant Protection Team below. Remember to enclose a clearly identifiable plan and site grid reference with your letter.

National Grid Gas Distribution
Plant Protection Team
National Grid, Lakeside House
The Lakes
Bedford Road
Northampton
NN4 7HD

0800 688588

For information on gas distribution pipelines in other areas of England, Wales or Scotland (see map above) you should contact the relevant gas distribution network company. To find their contact details go to the Energy Networks Association web site: www.energynetworks.org

To report a gas escape or emergency or if a pipeline is damaged, even slightly (even if no gas leak has occurred) call the National Gas Emergency Service 24 hours a day on 0800 111 999*

*All calls are recorded and may be monitored.

nationalgrid

Gas Transmission Underground Pipelines

Proximity	Risk						
	Type of Activity						
	Deep Mining	Blasting	Demolition	Landfilling	Surface Mineral Extraction	Piling	Other
0-5 m	High	High	High	High	High	High	High
5-15 m	High	High	High	High	High	High	High
15-100 m	High	High	High	High	High	Moderate	Moderate
100-150 m	High	High	High	High	Moderate	Moderate	Moderate
150-250 m	High	High	Moderate	Moderate	Moderate	Moderate	Moderate
250 - 1000m	High	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
1000 - 1500 m	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
> 1500 m	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate

High

Moderate

No further information required or provided

Require further information and/or support to be provided

Provide plans, information and offer further details and support

No further information required or provided

Reply to: Natalie Blaken
Direct dial: 01223 200844
Email: natalieblaken@eeda.org.uk
Your ref: RH/NWHAVERHILL



The Business Centre
Station Road
Histon
Cambridge
CB4 9LQ
t 01223 713900
f 01223 713940
e knowledge@eeda.org.uk
w www.eeda.org.uk

Rona Hopkinson
Principal Planning Officer
PO Box 122
St Edmundsbury Borough Council
Western Way
Bury St Edmunds
Suffolk
IP33 3YS



5 November 2007

Dear Ms Hopkinson

**Major Urban Extension Comprising 755 Houses, on 42 hectares of Land
North West of Haverhill**

Thank you for consulting EEDA on the further scoping opinion for the above proposed development.
EEDA has no further comments to make.
Thank you for consulting EEDA.

Yours, sincerely

**Natalie Blaken
Manager - Planning**

eastofengland 
space for ideas



INVESTOR IN PEOPLE

Hopkinson, Rona

From: Robert Carr [Robert.Carr@et.suffolkcc.gov.uk]
Sent: 05 November 2007 11:47
To: Hopkinson, Rona
Subject: Major urban extension; 755 houses on 42 ha ; Land NW of Haverhill

ref: RH/NWHAVERHILL

Thank you for the consultation on the archaeological scoping report. I am satisfied that it is adequate.

Bob Carr
Senior Archaeologist, Conservation Team
Suffolk County Archaeological Service
01284 352441

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimise any security risks.

Liz Beighton - FW: scoping report: haverhill

From: "Hopkinson, Rona" <Rona.Hopkinson@stedsb.gov.uk>
To: "Liz.beighton@bidwells.co.uk" <liz.beighton@bidwells.co.uk>
Date: 26 November 2007 15:30
Subject: FW: scoping report: haverhill

Dear Liz, further to my letter I have received the attached. I trust that you will be taken into account.

Many thanks

Rona

-----Original Message-----
From: Simone Bullion [mailto:Simone.Bullion@suffolkwildlifetrust.org]
Sent: 26 November 2007 13:03
To: Hopkinson, Rona
Subject: scoping report: haverhill

Dear Rona
 I hope you are able to accept my comments today regarding the following proposal:

Major Urban Extension comprising 755 houses, on 42 ha land NW Haverhill: Section 10 of the Town & Country Planning (EIA) (England and Wales) Regulations 1999.

Looking at the letterreport prepared by Bidwells, we have the following comments:

Draft Ecology Scoping Report
 Undertaking a desktop study is an appropriate starting point, but we note that 'the report will highlight any species identified'. This should read protected and BAP species and sites designated for their wildlife value as well as BAP habitat. There are County Wildlife Sites at Ann Sucklings Way (Rare plants) and at Norrey Plantation (ancient woodland).

We would expect the desktop study to followed up by comprehensive surveys including Phase 1 and specialist plant surveys, reptiles, breeding birds, bats and badgers. Looking at the boundaries of the proposed area, harvest mouse and hedgehog and load should also be considered as these species are now included as UK BAP and there is suitable habitat available.

I would like to be kept informed of the progress of this proposal and would be pleased to comment at the various stages.

Dr Simone Bullion
 Senior Conservation Officer

.....
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Liz Beighton - FW: EIA Scoping: Major urban extension comprising 755 houses on 42 ha of land, NW Haverhill

From: "Hopkinson, Rona" <Rona.Hopkinson@stedsc.gov.uk>
To: "Liz Beighton@bidwells.co.uk" <liz.beighton@bidwells.co.uk>
Date: 11 December 2007 17:41
Subject: FW: EIA Scoping: Major urban extension comprising 755 houses on 42 ha of land, NW Haverhill

Another late response. I trust that you will be able to take the comments into account.

Many thanks

Rona

-----Original Message-----

From: Collins, Alison (NE) [mailto:Alison.Collins@naturalengland.org.uk]
Sent: 11 December 2007 16:44
To: Hopkinson, Rona
Subject: EIA Scoping: Major urban extension comprising 755 houses on 42 ha of land, NW Haverhill

Dear Ms Hopkinson

Please accept my apologies for the delay in responding to the above consultation.

My only comment relates to the Draft Ecology Scoping Report. It wasn't clear whether the consultants would carry out field surveys for protected species and biodiversity action plan habitats or would be basing their impact assessment on historic records only. I strongly recommend a combination of both known records and up-to-date field survey for species reasonably likely to be present and affected by the development.

Yours sincerely

Dr Alison Collins
Natural England
Nuffield 8 Suffolk Government Farm
183 Newbiggin Street
BURY ST EDMUNDS
Suffolk
IP33 2FE

Tel: 01284 731474
Fax: 01284 731490

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.....S-E-B-C.....

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From: "Hopkinson, Rona" <Rona.Hopkinson@stedsbc.gov.uk>
To: "liz.beighton@bidwells.co.uk" <liz.beighton@bidwells.co.uk>
Date: 17 December 2007 14:48:26
Subject: FW: Anglia Water Haverhill

Please see a further late letter in respect of the Scoping statement for NW Haverhill. I trust that this important issues will be taken into account despite the lateness of the response.

Many thanks

Seasons greetings.

Rona Hopkinson

-----Original Message-----

From: Barber, Eliot
Sent: 17 December 2007 12:33
To: Hopkinson, Rona
Subject: Anglia Water Haverhill

Enjoy!?

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*****-S-E-B-C-**

angliar

Ms Rona Hopkinson
St Edmundsbury Borough Council
Po Box 122
St Edmundsbury House
Western Way
Bury St Edmunds
SUFFOLK
IP33 3YS

Developer Services
Anglian Water
Services Limited
PO Box 495
Huntingdon
PE29 6YY

Tel 01480 323808
Fax 01223 201261
Email: developerservices@anglianwater.co.uk

Our ref. DS/E10141

Your ref.

11 December 2007

Dear Ms Hopkinson

RE: HAVERHILL: LAND AT NORTH WEST HAVERHILL
Environmental impact assessment for possible 755 homes

Thank you for your letter dated 10 August 2007 regarding the above. I apologise for the delay in responding to you.

The existing public foul system would need to be modeled to ascertain whether improvement works are required to the public foul network in order to accommodate foul flows from the proposed development of 755 dwellings and to determine a suitable drainage strategy for the site. Should it be found that improvement works will be required then it is envisaged that these works will not be programmed until 2011-2016 at the very earliest.

There is insufficient capacity within the existing public surface water sewer in order to accommodate the anticipated large amount of surface water flows generated from the development. Therefore alternative methods of surface water disposal will need to be investigated for the site in accordance with PPS25, including soakaways and discharge to local watercourses etc.

We would request that suitable drainage conditions are formed as part of any planning application for the site, which would see no development to take place until capacity is available within the existing public network and a suitable drainage strategy has been agreed for the site.

Yours sincerely



C. Summers
Pre Development Team
Developer Services

Registered in England
No 2366656
Registered Office Anglian House,
Ambury Road, Huntingdon,
Cambridgeshire, PE29 3NZ