Re-location of Rugby Farmers’ Mart

LaSalle Investment Management

Environmental Statement
Non-Technical Summary

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Introduction

This document is the Non-Technical Summary (NTS) of the Environmental Statement (ES) which has been prepared on behalf of LaSalle Investment Management to accompany a Full Planning Application to relocate the existing Rugby Farmers’ Mart (RFM), currently located at Stoneleigh Park in Warwickshire, to a parcel of land within the Park’s ownership. The location of the Site and the Site boundary is shown in Figure 1 overleaf.

This document is a summary of the ES that have been submitted as part of the Full Planning Application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as Amended. This Proposed Development was screened and scoped before the 2014 changes to the EIA Directive and subsequent revision to the UK EIA Regulations which came into force on 16th May 2017. The report describes the physical characteristics of the Proposed Development; its land use requirements; an outline of the main alternatives considered; and a description of the effects on the environment which are likely to arise from the Proposed Development. Effects can be short, medium or long term, permanent or temporary, beneficial or adverse, direct, indirect or secondary. The predicted environmental effects in combination with other developments in the area, which were identified by Warwick District Council, are also considered.

Environmental Impact Assessment

The ES presents the findings of the Environmental Impact Assessment (EIA). EIA is a process that identifies the likely significant environmental effects of a Proposed Development, and how these effects can be managed and mitigated to an acceptable level.

To understand the potential impacts of the Proposed Development on the environment, the baseline conditions (i.e. the Site and surrounding area without the Proposed Development) are first understood.

Description of the Site

The Application Area (termed the “Site”) is approximately 7.6 hectares (ha) and is located west of Stoneleigh in Warwickshire (see Figure 1 overleaf).

The Site is an arable field bound by hedgerows and trees within an agricultural landscape. The Site is bounded to the north-west by the A46 Kenilworth Bypass, to the south by Stoneleigh Road, and to the south-east by the B4115. The Site is adjacent to a junction of the A46. The existing main access to the field is currently off Stoneleigh Road.
There are no watercourses on the Site or within 250 m of the Site. The Site is located within Environment Agency Flood Zone 1 (low probability of flooding from rivers).

The Site is not within an Air Quality Management Area (AQMA) declared by Warwick District Council for exceedances of the annual mean nitrogen dioxide objective. The nearest recorded statutory designated wildlife site is Wainbody Wood and Stivichall Common Local Nature Reserve (LNR) located approximately 1.1 km from the Site.

There are no designated heritage assets within the Site. However, there are a number of heritage assets present within the wider vicinity of the Site, including Grade I and Grade II Listed Buildings, and Scheduled Monuments largely associated with Stoneleigh Conservation Area approximately 500 m south-east of the Site.

The Site is located in a largely rural area and is located within Green Belt adopted by Warwick District Council.

The Site is within close proximity to the A46 road (running broadly south-west to north-east), which lies along the south-east boundary of the Site. The A46 connects to the M40 (running broadly west to south-east) at Junction 15, approximately 12 km south of the Site. Further connection to the motorway network is provided via the A46/A45 to both the M69 and M6 approximately 10 km north of site.

The first stage of the EIA was to identify environmental baseline to inform the evolution of the scheme design. These constraints and opportunities were refined throughout the data gathering and assessment process. Figures 2 and 3 below show a summary of the key site features and environmental constraints identified as part of the EIA.

Following consultation with stakeholders, the scheme layout was altered to take into account responses relating to ecology, trees, traffic, and landscaping.
Figure 2: Location of Major Transport Infrastructure, Green Belt, and Key Landscape Receptors (not to scale) © Crown copyright, All rights reserved. 2017 Licence number 0100031673
Figure 3: Site Features and Constraints (please refer to the Constraints and Opportunities Plan submitted with the Planning Application for a full size version) (not to scale) © Crown copyright, All rights reserved. 2017 Licence number 0100031673]
Description of the Development

The Proposed Development is a relocated, modernised, purpose built livestock sales facility with ancillary infrastructure, for use by Rugby Farmers’ Mart (see Figure 4 below). The scheme has been designed to maintain all existing hedgerows except where the proposed entrance requires limited vegetation removed to accommodate suitable visibility splays.

The layout of the site takes into account the alignment of the future A46 Link Road Scheme by Warwickshire County Council (WCC). The scheme involves major improvement of the Stoneleigh junction of the A46 with the existing priority junctions being replaced by a roundabout to improve traffic capacity.

Figure 4: Development Framework (please refer to the Development Framework submitted with the Planning Application for a full size version, not to Scale) (not to scale) © Crown copyright, All rights reserved. 2017 Licence number 0100031673]
The Need for the Development

Re-location of the existing RFM outside Stoneleigh Park is necessitated by the location of the new HS2 alignment through the Park. LaSalle Investment Management are re-planning significant parts of Stoneleigh Park as a consequence of HS2. The Equine Arena and associated facilities within the Park are directly affected by the HS2 alignment and require relocation within the Park.

The only suitable site for the relocation of the Equine Arena and its associated facilities is the existing RFM. This has left LIM in a position where it is necessary to find an alternative location for the RFM. An extensive Sequential Test exercise was undertaken to find the most suitable location for the relocated RFM, full details of which can be found in the planning application documentation.

Planning Policy Context

The Proposed Development has been considered within the local and national planning policy context. The following key documents have been reviewed:

- National Planning Policy Framework (NPPF)

Warwick District Council Local Plan (1996 to 2011) was adopted in September 2007 and prepared to provide guidance and allocate land for a period up to 2011. The plan has therefore expired and Warwick District Council are currently in the process of preparing the Warwick District Local Plan 2011-2029, which will replace the adopted Local Plan.

The planning policies support the development of new employment sites in the area. The proposed RFM plays an important economic role for the local farming community as a focus for livestock sales.

The emerging Warwick District Local Plan is based on the National Planning Policy Framework (NPPF) which was published by the Government in 2012. The NPPF is the principle planning document for the consideration of the Proposed Development in a national context. The NPPF identifies twelve Core Planning Principles underpinning both the plan making and decision taking process. These 12 core principles have been considered throughout the design process for the Proposed Development.

It should be noted that Stoneleigh Park and the Site are both located within the Green Belt. As such, the Proposed Development is subject to the NPPF’s guidance on development in the Green Belt.

A number of further environmental policies have informed the design of the Proposed Development. For further details please refer to the full ES that accompanies the planning application.

The Proposed Development is considered to comply with the NPPF as well as relevant Development Plan policies. A comprehensive evaluation of the policy context in relation to the Proposed Development, has been undertaken within the Supporting Planning Statement (Harris Lamb Property Consultants, 2017), which accompanies the Planning Application. The Supporting Planning Statement explains why planning permission should be granted for the Proposed Development, in the context of adopted Development Plan policies and national planning policy guidance.
Consideration of Alternatives

Do Nothing
The High Speed Rail (London to west Midlands) Act 2017 received Royal Assent in February 2017. Therefore for the purpose of this ES a ‘do nothing’ assessment has not been considered as the land for the HS2 route has been safeguarded and possession of the route and construction is due to commence in early 2019.

Therefore Stoneleigh Park will have to be re-configured to accommodate HS2 with the resultant unavoidable requirement for the relocation of the existing RFM.

Alternative Development Sites and Uses
To understand the most suitable location for the proposed RFM a Sequential Test was carried out in consultation with the Council. The Sequential Test considered the following four factors; size of the facility, proximity to Stoneleigh Park; and ownership and minimising environmental impacts

A total of 15 separate sites were considered for their suitability for the replacement RFM. The Site shown in Figure 1 was considered to be the most favourable location for the replacement RFM based on the following key factors:

- The proposed Site is located adjacent to the A46 and the proposed link road junction upgrade. Moving the RFM to this site would therefore reduce traffic travelling through Stoneleigh Village, which is the route traffic needs to take in order to reach the existing RFM. This was a key concern of the local community.
- The Site is not located in a flood zone. If the Site was located within a flood zone it would increase the risk of the Site and areas surrounding the site being flooded.
- The Site is screened by existing mature hedgerows and is at some distance from Stoneleigh Abbey, which is a sensitive receptor.
- The Site is in the control of LaSalle Investment Management and therefore, does not need purchasing.
- The Site does not require the loss of ponds supporting great-crested newts, which are a European protected species.

Preferred Option – Design Evolution
The layout of the Site has been progressed continuously to take into consideration environmental and technical constraints, as well as feedback from the public consultation. Key changes to the layout included retention of hedgerows with suitable root protection zones and additional native planting along the southern boundary to soften visual impact and provide net benefit for wildlife.

Landscape and Visual

A Landscape and Visual Impact Assessment (LVIA) has been undertaken to identify the potential landscape and visual effects of the Proposed Development.

The Site and study area is not subject to any landscape designations, although the Site does lie within Green Belt (a planning policy designation which is not with defined with specific regard to landscape and visual qualities). Stoneleigh Abbey Registered Park and Garden and Stoneleigh Conservation Area are located approximately 0.5 km to the
south-east of the Site at the closest point.

The Site is located within a gently rolling landscape, approximately 0.5 km from Stoneleigh village. The larger settlements of Kenilworth and Coventry lies within the wider area to the west and north, and together these features impact on the landscape character of the neighbouring countryside, in which the Site is located.

The Site is currently an agricultural field bounded by mature hedgerows and tree belts and these provide a high level of visual and physical enclosure from the surrounding landscape. The Site currently makes a small contribution to wider views, where the tree line of the Site is largely indistinguishable from the surrounding wooded context in most medium to long ranging views. The Proposed Development will retain all perimeter hedgerows and trees with the exception of a section along the southern boundary to facilitate the creation of a new access for the Proposed Development.

Any effects on landscape character and visual amenity are limited due to the high level of visual enclosure afforded by mature vegetation along the Site boundaries and within the wider landscape; in combination with the gently rolling to flat topography which together limit intervisibility with the surrounding landscape.

No significant landscape effects have been identified during any phase of the development. The Proposed Development will give rise to local level effects on the landscape character on areas up to approximately 0.4 km from the Site. New hedgerow, tree and shrub planting, as well as seeding of native wildflower mixes will help to compensate for the loss of vegetation within the Site and mitigate against adverse landscape character and result in visual softening of the Proposed Development and enhance biodiversity across the Site.

The proposed building is agricultural in character and in keeping with the surrounding semi-rural landscape. The Proposed Development would be seen within semi-rural setting, within a landscape already subject to human influences such as transport corridors close to the Site boundaries and built development within the wider landscape.

The Proposed Development will not adversely affect any landscape designations or give rise to any significant cumulative landscape effects. Any effects on the character of Green Belt, Stoneleigh Abbey Registered Park and Garden and Stoneleigh Conservation Area will be very limited and not significant.

A number of visual representations of the Proposed Development have been produced at key views towards the Site to show the predicted change in view. The retention of existing perimeter vegetation combined with the limited scale of new building (up to 7.8 m in height) and new tree, hedgerow and shrub planting limits visual impacts from many locations.

The Proposed Development will result in a significant visual effect on recreational users of Centenary Way/ Coventry Way from an isolated locality (Viewpoint 1), during construction only. Visual effects during operation are not significant, neither are the effects on users of this footpath route overall. A visual representation of this view is shown on Figure 5, below. No further significant effects are identified from any other sensitive visual receptors.

Assuming the mitigation measures are implemented successfully, the Proposed Development is considered to be acceptable in landscape and visual terms and will not give rise to any significant residual effects.
**Figure 5: Extract from Viewpoint 1 – Proposed Development - Year 5.**

Location: Stoneleigh Road (Coventry Way/Centenary Way) - South east corner of Site

Grid Reference: 432328E 273228N

*(please refer to Figure 6.6c within the full ES for the complete visualisation)*
The assessment of the historic environment was informed by desk-based information, including records of known historic sites or finds within the vicinity of the Site from the Historic Environment Record (HER) and National Heritage List for England (NHLE), other publically accessible sources of primary and synthesised information, and a site visit by an experienced archaeologist and a geophysical survey of the Site.

No sites designated for their archaeological/historic value were recorded within the Site, although potential for non-designated buried remains was identified through analysis of desk-based information and during the site visit. Impacts arising from groundworks associated with construction of the Proposed Development would be offset by a programme of archaeological investigation and recording thereby reducing the impact to buried archaeological remains.

The assessment has identified that Stoneleigh Conservation Area, the Grade II* Registered Park and Garden at Stoneleigh Park and the Scheduled Monument of King’s Hill Deserted Medieval Village are designated heritage assets that could be affected by the Proposed Development. An analysis of visual relationships has identified that the Site is very well screened with very little inter-visibility between the Site and these heritage assets. Moreover, the Site makes only a marginal contribution to the heritage interests of the Conservation Area and the Registered Park and Garden through the historical relationship of land ownership.

The Proposed Development has sought to reduce adverse effects on these assets through a maturing landscaping scheme to reduce visual impacts and the retention in the scheme design of surviving historic elements, which are considered to contribute towards the historic character of the landscape. A programme of archaeological excavation is currently underway and will inform any further mitigation required.

Therefore, no significant impacts on the historic environment are anticipated to arise from the Proposed Development.

A suite of ecology surveys, agreed in scope with the Warwickshire County Council Ecologist, were undertaken at the Site in 2017. Surveys included; a Phase 1 Habitat Survey, a hedgerow survey, great crested newt survey, badger survey, bat activity surveys, breeding bird surveys and reptile surveys. Surveys for otters, water voles, dormice and white-clawed crayfish were scoped out due to lack of suitable habitat.

The Site comprises a single field of arable land, sown with a grass crop intended for silage production and providing little botanical interest. The
Site is surrounded by hedgerows on three sides and the vegetated boundary with the busy A46 on the fourth.

The Site hedgerows comprise the main features of ecological value on Site. Species surveys have recorded great crested newts in a single pond located approximately 332 m to the south-west of the Site. A low level of bat activity has been recorded onsite, with no bats roosts present. The hedgerows are used by farmland bird species, including Red List species such as yellowhammer, and are likely to contribute to the foraging and nesting resource available in the local area. No reptiles were recorded during the reptile survey at the Site.

Ecological mitigation was embedded in the scheme design from the start, with the retention of hedgerows included within the design, to retain habitat for nesting birds and small mammals, and the development of an ecologically sensitive landscaping scheme.

A detailed Great Crested Newt Method Statement will be produced prior to any works commencing on the Site to safeguard the local population of great crested newts.

At the detailed design stage, an ecologically sensitive lighting scheme in these areas will be developed to safeguard foraging and commuting bats.

Bat and bird boxes will be incorporated within the proposed scheme as biodiversity enhancement.

The incorporation of the mitigation measures set out above mean that no significant impacts to ecology are anticipated to occur.

### Noise and Vibration

Noise generated during the construction phase can be mitigated by the use of a Construction Environmental Management Plan (CEMP) which is anticipated to be secured as a planning condition attached to consent. It is not expected that there will be any significant vibration effects resulting from the construction of the scheme or from the completed development.

An assessment to determine the potential noise and vibration effects resulting from the Proposed Development has been carried out in accordance with a methodology agreed with Warwick District Council’s Environmental Health Officer.

A survey of existing noise levels has been carried out at 2 positions representative of the nearest houses to the Proposed Development. This has been done over a period of 6 days in order to establish a baseline for the assessment of noise from the Proposed Development. In addition a noise survey has been carried out on market day at the existing Rugby Farmers' Market. This noise survey was carried out close to noise sources to provide source noise levels for use in modelling noise propagation from the new Site.

The potential noise from the Proposed Development at the nearest residential properties has been calculated using computer modelling software. The results of these calculations have been assessed in accordance with British Standard 4142. This standard requires a comparison between the new noise levels from the Site and the existing background noise levels outside residential properties and consideration of the noise levels in context.
The assessment demonstrates that there will not be a significant noise impact providing that any new mechanical services plant and cleaning equipment is designed to ensure that it does not produce excessive noise. A target noise level has been given for the design of such plant and equipment. Noise can be controlled by the selection of quieter items of plant or by the use of attenuation methods such as noise barriers.

The change in road traffic noise levels has also been considered. The Proposed Development is expected to result in traffic arriving at the site directly from the A46 junction rather than through Stoneleigh. As some traffic to the existing market passes through Stoneleigh this will result in a reduction of market day traffic past noise sensitive properties. Therefore, there are not expected to be any adverse noise effects caused by the Proposed Development due to changes in road traffic levels.

The air quality and odour impacts associated with the relocation of Rugby Farmers Mart have been assessed. The assessment has focused on the impacts of odours on nearby sensitive receptors, as well as the impacts of road traffic emissions. Consideration has also been given to dust impacts during the construction phase.

The construction works will have the potential to create dust, with the Site having been identified as a low risk site in terms of dust impacts. During construction it will be necessary to apply a package of mitigation measures to minimise dust emission within the CEMP. With these measures in place, it is expected that any residual effects will be 'not significant'.

The operational air quality and odour impacts have been judged to be 'not significant'. This judgement has been made based on the assessment that:

- Air quality in the study area is good, with pollutant concentrations well below the UK air quality objectives.
- The level of traffic generation is small and the impacts of traffic emissions are 'insignificant'.
- The overall significance of odour effects is 'not significant'. Slight adverse impacts are predicted at a small number of nearby receptors. Odours may be detectable at these locations, but any detectable odours will likely be faint, infrequent and intermittent.

The potential for social and economic impacts associated with the Proposed Development have been considered. The socio-economics assessment focused on three areas:

- economy and employment;
- agriculture sector; and
- access to the Site.

The Proposed Development would have a beneficial effect on all three of these areas, as described below.
The construction of the Proposed Development will have a beneficial effect on the economy and employment as it would create jobs. Indirect jobs would also be created through the sourcing of materials from local suppliers, and expenditure by construction related staff in the local area on accommodation and other requirements.

The Proposed Development would also increase employment during the operation of the RFM because it would require the employment of a minimum of three additional staff. It is also anticipated that jobs would be created in the wider area due to increased sales.

The provision of the Proposed Development with its purpose built facilities and increased capacity, by approximately 20%, would be beneficial as it would accommodate the future growth of the market.

The relocated RFM will also deliver benefits to agriculture beyond commercial activity by providing an important opportunity for exchanges with other farmers encouraging further enhancing agricultural enterprise.

The Proposed Development will be located adjacent to the A46, which is a key transport link. This would mean that traffic would not need to travel through Stoneleigh Village, which is the case for the existing RFM.

Cumulatively the Proposed Development, HS2, Kings Hill and the A46 Stoneleigh Junction Improvement will contribute to sustained and varied construction employment in the area.

Additionally, the proposed A46 junction improvement will provide improved, safer access to the relocated RFM, which could increase sales.

Consideration of Other Developments

As part of the EIA process, there is a requirement to consider the potential for other developments to have effects that act cumulatively with those of the relocated RFM.

Therefore, Warwick District Council were consulted to identify any schemes or plans which they required considering in the assessment. The following three developments were identified:

- Kings Hill (H43) development;
- A46 Stoneleigh Junction scheme; and
- High Speed Two (HS2) railway link.

The cumulative effects assessment determined that the combined effects of the relocated RFM and other cumulative schemes are unlikely to have a significant adverse effect on any receptor.

The combination of the schemes is likely to have a beneficial effect due to the creation of additional jobs during construction and influx of workers in the local area. Workers in the local area would benefit the local economy through the sourcing of materials from local suppliers, and expenditure by construction related staff in the local area on accommodation and other requirements.

The proposed improvement to the A46 Stoneleigh Junction would be beneficial as it would improve access to the relocated RFM.

Overall, it is concluded that the cumulative schemes would have an
Conclusion

This Non-Technical Summary provides a summary of the main issues identified within the Environmental Statement. The Environmental Statement should be referred to for detailed analysis of impacts and information on the proposed mitigation, supporting figures, data and consultation.

Chapters 6 to 11 of the Environmental Statement detail the predicted environmental impacts resulting from the Proposed Development alone, and in combination with other schemes identified by Warwick District Council, and the proposed measures to mitigate those impacts.

Assuming mitigation strategies are implemented no significant adverse environmental effects are anticipated to occur from the Proposed Development in the long-term and some significant beneficial impacts are predicted e.g. creation of jobs.

Some mitigation strategies are embedded within the design of the Proposed Development and some will be controlled via the use of planning conditions and obligations.

It is not anticipated that there will be any significant adverse environmental effects when considering the Proposed Development with schemes identified by Warwick District Council, but are considered likely to make a positive contribution in terms of additional employment during the construction and operational phases.

Based on the assessments undertaken, no significant adverse environmental effects are anticipated to occur during the lifetime of the Proposed Development assuming mitigation measures identified are implemented, which can be controlled through appropriate planning conditions.

A comprehensive evaluation of the planning policy context in relation to the Proposed Development, has been undertaken within the Supporting Planning Statement, which accompanies the Planning Application. The Supporting Planning Statement explains why planning permission should be granted for the Proposed Development, in the context of national and local planning policy guidance.

Where to Obtain the ES

All of the application documents, including this ES, have been published via the Warwickshire District Council’s website, and can be downloaded, free of charge, via the following link:

http://planningdocuments.warwickdc.gov.uk/online-applications/

Paper copies of the ES are available at a cost, as follows:

The complete ES - £300.00
Volume 1 (the main text) - £150.00
Volume 2 (the Figures) - £150.00
Volume 3 (the Appendices) £150.00
All costs are inclusive of VAT.

To obtain any part of the ES, please write to Ecus Ltd at the address given...
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