



Chapter 2: Existing Site and Surroundings

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2. Existing Site and Surroundings

2.1 Introduction

- 2.1.1 This Preliminary Environmental Information (PEI) Report chapter provides a summary description of the environmental baseline within the Preliminary Order Limits (as defined below and shown on **Figure 1-PD-1** in PEI Report **Volume 3**) and the immediate surrounding area. This includes indicative key environmental constraints and sensitive receptors potentially relevant to the Proposed Development.
- 2.1.2 This PEI Report chapter is not intended as a capture all identification of all indicative constraints to the Proposed Development and Preliminary Order Limits, but identifies some of the key constraints attributed to each Part of the Proposed Development. Further to this chapter, the technical topic chapters (**Chapters 7-22** in PEI Report **Volume 2**) provide relevant detailed baseline descriptions of the area within the Preliminary Order Limits and its surroundings within their respective study areas. This provides greater clarity on the sensitive receptors considered for each environmental aspect, focusing on those where a significant effect was considered likely during the EIA Scoping process and therefore assessed through the EIA process and reported in this PEI Report. To avoid repetition in the topic chapters, key surrounding receptors and features are identified only once in this chapter, specifically where they are closest to a particular Part of the Proposed Development.
- 2.1.3 This PEI Report chapter has been structured to reflect the six Parts of the Proposed Development:
- a. Part 1a: Minworth Advanced Water Treatment Plant (AWTP);
 - b. Part 1b: Minworth to Atherstone pipeline;
 - c. Part 2: Works to the Coventry, Oxford and Grand Union canals;
 - d. Part 3: Works to Daventry and Drayton Reservoirs;
 - e. Part 4a: Abstraction, storage and treatment; and
 - f. Part 4b: Pipeline to an existing underground reservoir near Luton.
- 2.1.4 This chapter is supported by the following figures in **Volume 3** of the PEI Report:
- a. **Figure 2-P1A-1: Part 1a Environmental Constraints Plan;**
 - b. **Figure 2-P1B-1: Part 1b Environmental Constraints Plan;**
 - c. **Figure 2-P2-1: Part 2 Environmental Constraints Plan;**
 - d. **Figure 2-P3-1: Part 3 Environmental Constraints Plan;**

- e. **Figure 2-P4A-1: Part 4a Environmental Constraints Plan;** and
- f. **Figure 2-P4B-1: Part 4b Environmental Constraints Plan.**

Preliminary Order Limits

- 2.1.5 The Preliminary Order Limits are defined as the preliminary outer boundary within which it is currently envisaged all works, land acquisition and associated activities (temporary and permanent) for the Proposed Development will take place. The Preliminary Order Limits (shown in **Figure 1-PD-1** in PEI Report **Volume 3**) are therefore draft and will be further subject to change due to ongoing design development, surveys, stakeholder engagement and feedback from the Statutory Consultation. Updated and final Order Limits will be published as part of the Development Consent Order (DCO) application and assessed for the ES.
- 2.1.6 The Preliminary Order Limits cover a large geographical area, stretching from Minworth (near Birmingham) in the north to Chaul End (near Luton) in the south. They cross the administrative areas of ten local authorities: Birmingham City Council, North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council, Coventry City Council, Rugby Borough Council, Warwickshire County Council, West Northamptonshire Council, Milton Keynes City Council, Buckinghamshire Council and Central Bedfordshire Council. Table 3-1 in **Chapter 3: The Proposed Development** in PEI Report **Volume 2** summarises the Parts of the Proposed Development that fall within each local authority.

2.2 Description of Site and Existing Area

Part 1a: Minworth AWTP

- 2.2.1 The Part 1a Preliminary Order Limits are located to the north-east of Birmingham within the Royal Town of Sutton Coldfield within the local authority of Birmingham City Council. The total area within the Part 1a Preliminary Order Limits is approximately 36 ha and is almost entirely of which is situated within Severn Trent owned land, with the exception of the existing carriageways of A4097 (Kingsbury Road) and Water Orton Lane.
- 2.2.2 A plan showing the Part 1a Preliminary Order Limits is provided as **Figure 1-PD-1** in PEI Report **Volume 3**.
- 2.2.3 Part 1a is principally located on land immediately to the south-east of the existing Minworth Wastewater Recycling Centre (WwRC). Some of Part 1a is within the boundary of the existing WwRC on hardstanding, whilst the remainder is situated immediately south-east of the existing WwRC, on an area known as Curdworth Beds, an area of former sewage sludge beds (not a permitted waste site). This area is comprised of grass, low-lying scrub vegetation and immature trees.

Surroundings

- 2.2.4 An environmental constraints plan for Part 1a is provided in **Figure 2-P1A-1** in PEI Report **Volume 3**.
- 2.2.5 To the immediate north and north-east of the Part 1a Preliminary Order Limits is the village of Curdworth. The Birmingham and Fazeley Canal is located 235 m north of Part 1a at its nearest point. Approximately 100m to the east is the M42 and M6 Toll. Immediately to the south, the Preliminary Order Limits is bounded by a field drain and Water Orton Lane.
- 2.2.6 The River Tame is located approximately 40 m to the south of Part 1a from its closest point. To the west, Part 1a is bound by an area of the existing Minworth WwRC which is registered as a hazardous waste landfill site.
- 2.2.7 The Minworth AWTP is located within Birmingham City Council's Air Quality Management Area (AQMA), declared for exceedances of nitrogen dioxide (NO₂) and particulate matter (PM₁₀) air quality limit values. Location of the AQMA is shown on **Figure 8-P1A-1** in PEI Report **Volume 3**. The Part 1a Preliminary Order Limits are also located within an area designated by Birmingham City Council as Green Belt and partially within a Site of Importance for Nature Conservation (SINC), which covers all of the existing Minworth WwRC.
- 2.2.8 The closest statutory designated heritage asset to Part 1a is the Grade II listed Minworth Greaves Farmhouse, located approximately 105 m north, immediately opposite the existing WwRC access from the A4097 Kingsbury Road. In addition, there are clusters of Listed Buildings within the adjacent Curdworth village to the north-east and within the village of Water Orton to the south. A full list of designated and non-designated historic assets located near Part 1a is provided in **Appendix 11-P1A-1** in PEI Report **Volume 4**.
- 2.2.9 Elements of the Part 1a Preliminary Order Limits are located within Flood Zones 2 and 3 due to the potential for flooding from the River Tame. These areas also benefit from existing flood defences.

Part 1b: Minworth to Atherstone Pipeline

- 2.2.10 The Part 1b Preliminary Order Limits represent the pipeline corridor for the proposed Minworth to Atherstone pipeline, connecting the new Minworth AWTP to the proposed Coventry Canal outfall point in Atherstone. The total length of the pipeline corridor is approximately 15 km and the total area of the Part 1b Preliminary Order Limits is approximately 274 ha. To allow flexibility in the design development at this stage, the width of Part 1b varies, but generally follows an approximate 200 m width.
- 2.2.11 Part 1b is located within the local authorities of North Warwickshire Borough Council and Warwickshire County Council.

- 2.2.12 A plan showing the Part 1b Preliminary Order Limits is provided as **Figure 1-PD-1** in PEI Report **Volume 3**.
- 2.2.13 Between the M42 and Lea Marston, the Part 1b Preliminary Order Limits pass through an area of agricultural land which is subject to substantial upcoming development, including B2 / B8 Use Class development, HS2, a Battery Storage Farm, and minerals development. The Hams Hall National Grid Substation is located in this area. To the east of Lea Marston, the Proposed Development passes through areas of agricultural land until the pipeline corridor reaches south of Baxterley, where a Break Pressure Tank is proposed. From there onwards, the Part 1b Preliminary Order Limits follow the local road network (within Coleshill Road). The proposed outfall connection to the Coventry Canal at Atherstone would follow a route from Coleshill Road, crossing a section of Atherstone Golf Course, before meeting the canal outside the town. The Part 1b Preliminary Order Limit are extended further along Coleshill Road to allow for potential traffic management measures along this stretch of Coleshill Road and for access to a potential compound adjacent to the canal, north of the Coleshill Road bridge over the Coventry Canal.

Surroundings

- 2.2.14 An environmental constraints plan for Part 1b is provided in **Figure 2-P1B-1** in PEI Report **Volume 3**.
- 2.2.15 The surrounding landscape largely comprises agricultural fields bound by hedgerows and hedgerow trees. The main settlements along the route include Lea Marston, Whitacre Heath, Baxterley, and southern part of Atherstone, prior to Part 1b joining the Coventry Canal in Atherstone.
- 2.2.16 There are a number of access routes along the Part 1b Preliminary Order Limits, including Hams Lane to the south west of Lea Marston, Dexter Lane south of Hurley, Atherstone Lane (in three different locations) east of Hurley, and Merevale Lane west of Atherstone.
- 2.2.17 There are a number of statutorily designated heritage assets in proximity of the Part 1b Preliminary Order Limits. Those within or adjoining the Part 1b Preliminary Order Limits include:
- a. Grade II listed Orchard Cottage and Adjoining Barn (List entry number: 1034684);
 - b. Grade II* listed Merevale Hall Registered Parks and Gardens (List entry number: 1001190);
 - c. Grade II listed Beehive Cottage (List entry number: 1185462);
 - d. Grade II listed Coventry canal, Atherstone top lock and basin (List entry number: 1034782); and

- e. Grade II listed Britanica works (List entry number: 1184912).
- 2.2.18 A full list of designated and non-designated historic assets located near the Part 1b Preliminary Order Limits is provided in **Appendix 11-P1B-1** in PEI Report **Volume 4**.
- 2.2.19 The Part 1b Preliminary Order Limits cross the following key features:
- a. M42 / M6 Toll road;
 - b. Area safeguarded for HS2;
 - c. Marsh Lane and the A446;
 - d. River Tame;
 - e. Two railway lines; and
 - f. Other minor roads and ordinary watercourses.
- 2.2.20 An indicative list of crossing points associated with Part 1b that require trenchless techniques is provided in **Chapter 3: The Proposed Development** in PEI Report **Volume 2**.
- 2.2.21 Sections of the Part 1b Preliminary Order Limits, for example at the crossing with the River Tame, are located within areas of Flood Zones 2 and 3 associated with the rivers and watercourses that the Proposed Development crosses.
- 2.2.22 The majority of the Part 1b Preliminary Order Limits are located within an area of Green Belt designated by the North Warwickshire Borough Council, the boundary of which is located east of Hurley and west of Baxterley. There is also a Warwickshire County Council Mineral Safeguarding Area within the Preliminary Order Limits, between Hams Hall Substation and Blackgreaves Lane, which is north-west of Lea Marston.
- 2.2.23 The closest statutory designated sites for nature conservation include Whitacre Heath Site of Special Scientific Interest (SSSI), located immediately to the south of the Part 1b Preliminary Order Limits adjacent to Lea Marston, and Bentley Park Wood SSSI south of Part 1b Preliminary Order Limits located south east of Baxterley between Coleshill Road and Monks Park Lane.
- 2.2.24 There are copses of Ancient Woodland in close proximity to the Part 1b Preliminary Order Limits, particularly along Coleshill Road on the approach to Atherstone.

Part 2: Works to the Coventry, Oxford and Grand Union Canals

- 2.2.25 The canal network has transported people and goods for over two centuries and it is considered to be busier now than ever before. More boats and

people are visiting, and living on or by the canals, and the canals are supporting waterway dependent businesses. The canal towpaths bring nature and green and blue space to millions of people up and down the country for leisure and recreation. The canal network also accommodates moorings¹ and marinas, which are considered within the EIA as sensitive receptors.

- 2.2.26 Part 2 Preliminary Order Limits primarily comprise the canal network (including towpaths) stretching from the Atherstone outfall to the Coventry Canal, along part of the Coventry Canal, Oxford Canal and Grand Union Canal, to the abstraction point located near Great Brickhill, south-east of Milton Keynes. Part 2 spans nine local authorities, starting in Atherstone, North Warwickshire, and ending in Central Bedfordshire. The approximate total length of the Part 2 Preliminary Order Limits is 120 km.
- 2.2.27 A plan showing the Part 2 Preliminary Order Limits is provided as **Figure 1-PD-1** in PEI Report **Volume 3**.
- 2.2.28 The Part 2 Preliminary Order Limits comprise Indicative Work Areas for proposed temporary and permanent works attributed to the Proposed Development and Indicative Non-Work Areas which are required for the operation of the Proposed Development. Further details of the Indicative Work and Non-Work Areas can be found in **Chapter 3: The Proposed Development** in PEI Report **Volume 2**.
- 2.2.29 The Part 2 Preliminary Order Limits commence in Atherstone and extend through predominantly rural landscape before reaching Nuneaton. Within Nuneaton, the Part 2 Preliminary Order Limits pass adjacent to existing residential areas and cross the A444. They continue towards Hawkesbury, where they intersect with the Coventry Canal and join the Oxford Canal. From this point, The Part 2 Preliminary Order Limits follow the Oxford Canal, running in parallel with the M6 until they cross the M69 at Ansty and proceed southward through mainly agricultural land, passing Rugby and Hillmorton. The Part 2 Preliminary Order Limits continue south, crossing a railway line, the A428 and the B4038.
- 2.2.30 Continuing south, the Part 2 Preliminary Order Limits shift south-west, crossing the M45 through mainly agricultural land. They then follow the A45, crossing it twice before reaching Braunston. At Braunston, the Preliminary Order Limits proceed along the Grand Union Canal and continue towards the Daventry and Drayton Reservoirs (see Part 3 of the Preliminary Order Limits) and around the Braunston Tunnel. They pass under the A361 and the

¹ The Glossary defines various types of moorings provided along the Trust's network. The types of moorings to be assessed as sensitive receptors for particular topic assessments will be considered and addressed in the ES.

A5, heading south at Long Buckby Wharf across rural and agricultural land and passing under the A5 again and the A45 towards Weedon Bec. The Part 2 Preliminary Order Limits then continue east passing small urban settlements before passing under the A43 and heading south to Blisworth.

- 2.2.31 The Part 2 Preliminary Order Limits continue along Stoke Road until reaching Stoke Bruerne, crossing the A508 and continuing through mainly agricultural land along the A508 to Cosgrove. From there, the Part 2 Preliminary Order Limits are surrounded by predominantly built-up residential areas through Milton Keynes crossing the River Great Ouse, a railway line, A422, A509, Chaffron Way, A421, A5, and another railway line before reaching the town of Fenny Stratford and Water Eaton.
- 2.2.32 The Part 2 Preliminary Order Limits also include a number of access routes connecting the Indicative Works Areas to the road network.

Surroundings

- 2.2.33 An environmental constraints plan for Part 2 of the Proposed Development is provided as **Figure 2-P2-1** in PEI Report **Volume 3**.
- 2.2.34 There are several Conservation Areas within the Part 2 Preliminary Order Limits, including those located in Hawkesbury, Hillmorton², Braunston, Stoke Bruerne, Cosgrove, Wolverton, Great Linford, and Peartree Bridge. Sections of the Oxford Canal (south of Hillmorton and Onley) and Grand Union Canal (Braunston and Cosgrove) also fall within Conservation Areas. There are a number of Grade II Listed Buildings within the Part 2 Preliminary Order Limits, including listed locks and bridges. In addition, a few Scheduled Monuments are located within or adjacent to the Part 2 Preliminary Order Limits. A full list of designated and non-designated historic assets in Part 2 is provided in **Appendix 11-P2-1 to Appendix 11-P2-4** in PEI Report **Volume 4**.
- 2.2.35 A towpath runs along the entire section of the canal network and is within the Part 2 Preliminary Order Limits. In addition, there are a number of marinas, moorings, locks, tunnels and bridges along the canal route. There are numerous settlements along the route, which include Atherstone, Nuneaton, Bedworth, Hawkesbury, Coventry, Rugby, Hillmorton, Braunston, Daventry, Weedon Bec, Stoke Bruerne, Cosgrove, Milton Keynes, and Bletchley.
- 2.2.36 Sections of the Part 2 Preliminary Order Limits also fall within areas of Flood Zones 2 and 3 associated with fluvial flooding from the numerous main rivers that the route crosses.

² There is no data available for publication by Historic England.

- 2.2.37 The Part 2 Preliminary Order Limits cross the Coventry and Rugby AQMAs, both declared due to high levels of NO₂.
- 2.2.38 There are 18 historic landfill sites within the Part 2 Preliminary Order Limits. In addition, there are a number of further historic landfill sites immediately adjacent to the Part 2 Preliminary Order Limits. There is one authorised landfill site, Judkins Landfill Phase 3, north of Nuneaton, within the Part 2 Preliminary Order Limits and several other authorised landfill sites in close proximity to the Part 2 Preliminary Order Limits.
- 2.2.39 There are no statutory designated sites for nature conservation within the Part 2 Preliminary Order Limits, but a small number of non-designated sites including local wildlife sites (LWS) and county wildlife sites (CWS) are located adjacent to or within the Part 2 Preliminary Order Limits.
- 2.2.40 There is one small area of Ancient Woodland that borders the Part 2 Preliminary Order Limits near Hungerfield, approximately 15 m from the Preliminary Order Limits. Throughout the canal network there are bankside trees, hedges and other vegetation
- 2.2.41 The section of Part 2 Preliminary Order Limits between Hawkesbury and Newbold on Avon is within an area of Green Belt.

Part 3: Works to Daventry and Drayton Reservoirs

- 2.2.42 Part 3 of the Preliminary Order Limits comprises the existing Daventry and Drayton Reservoirs, with a total area of approximately 96 ha. Part 3 of the Preliminary Order Limits is also divided into Indicative Works and Non-Works Areas comprising 51 ha and 45 ha respectively.
- 2.2.43 A plan showing the Part 3 Preliminary Order Limits is provided as **Figure 1-PD-1** in PEI Report **Volume 3**.
- 2.2.44 Daventry Reservoir is located to the east of Daventry between Daventry and Norton, in Northamptonshire. Drayton Reservoir is located to the north of Daventry, north-west of Daventry Reservoir. It is a managed fishing reservoir with a sailing club. Both reservoirs are located within the administrative area of West Northamptonshire Council.
- 2.2.45 The Part 3 Preliminary Order Limits for Daventry Reservoir lie within the Daventry Reservoir and Country Park Local Wildlife Site (LWS), which is also a Conservation Area. Part of the woodland surrounding the Reservoir is also within the Part 3 Preliminary Order Limits. Play space, a visitor centre/café, a community orchard and forested areas are located to the west of the Part 3 Preliminary Order Limits, with the A425 and a residential housing estate running parallel to this. A large, forested area is located to the south with agricultural fields to the north and east of the Part 3 Preliminary Order Limits.

- 2.2.46 The Daventry Sewage Works historic landfill site is located within the Part 3 Preliminary Order Limits. In addition, a small section of the Part 3 Preliminary Order Limits north of the Daventry Reservoir are within Flood Zones 2 and 3 for fluvial flooding.
- 2.2.47 The section of the Part 3 Preliminary Order Limits connecting from the canal at Braunston to the two reservoirs comprises land associated with a disused railway and woodland. Part 3 crosses over minor drainage channels within this woodland, as well as A361 (Drayton Way) and A425 (Northern Way).

Surroundings

- 2.2.48 An environmental constraints plan for Part 3 of the Proposed Development is provided as **Figure 2-P3-1** in PEI Report **Volume 3**.
- 2.2.49 The immediate surroundings to the Part 3 Preliminary Order Limits are primarily the built-up area of Drayton and Daventry, with adjoining areas of rural land.
- 2.2.50 To the north of Daventry Reservoir (approximately 30 m) is a residential housing estate. The A361 runs parallel to the eastern edge of the reservoir. Lang Farm Northern Valley Park and residential housing estates are situated on the other side of the A361. Residential housing estates are in proximity to the north-west and south of Drayton Reservoir and an industrial business park. (approximately 290 m) to the south-west of the Reservoir. There is also a play area to the west of the reservoir surrounded by residential housing. There are no statutory designated heritage assets in proximity to Part 3 and no statutory designated sites for nature conservation within or surrounding Drayton Reservoir.

Part 4a: Abstraction, Storage and Treatment

- 2.2.51 The Part 4a Preliminary Order Limits are located near Great Brickhill, south-east of Milton Keynes, within the local authority area of Buckinghamshire Council. However, the north-western access point to Part 4a on A4146, attributed with the abstraction element, is located within the local authority area of Milton Keynes City Council.
- 2.2.52 A plan showing the Part 4a Preliminary Order Limits is provided as **Figure 1-PD-1** in PEI Report **Volume 3**.
- 2.2.53 The Part 4a Preliminary Order Limits cover a total area of approximately 42 ha. The majority of the existing land within the Part 4a Preliminary Order Limits comprises active agricultural land, with trees along field boundaries and two clusters of trees in the southern portion (one containing an veteran tree).
- 2.2.54 The River Ouzel flows south-north in the western section of Part 4a, near to the Grand Union Canal abstraction point. There is also an unnamed tributary

channel that bisects Part 4a Preliminary Order Limits, running west-east through the middle of the site.

- 2.2.55 Some areas of Part 4a Preliminary Order Limits are located within Flood Zones 2 and 3 associated with the River Ouzel floodplain.

Surroundings

- 2.2.56 The Part 4a Preliminary Order Limits are bound to the north by the A4146 and Galleylane Spinney woodland, and partly by Galley Lane to the east.
- 2.2.57 The Part 4a Preliminary Order Limits are surrounded by agricultural land and farm buildings (attributed to Galley Lane Farm). There is a small area of woodland located just outside the Part 4a Preliminary Order Limits to the east. In addition, a small number of residential properties (Galley Cottage and Galley Lodge) are located just outside the Part 4a Preliminary Order Limits to the north-east, and the residential area of Water Eaton, Bletchley is located approximately 100 m to the west. To the south and south-west the site is bounded by farmland. To the west, the Part 4a Preliminary Order Limits are bound by Willow Bridge Boat Yard. Great Brickhill is located approximately 1.3 km south-east of Part 4a Preliminary Order Limits at its nearest point.
- 2.2.58 An environmental constraints plan for Part 4a of the Proposed Development is provided as **Figure 2-P4A-1** in PEI Report **Volume 3**.
- 2.2.59 There are no statutory designated heritage sites within the immediate vicinity of the Part 4a Preliminary Order Limits. The non-statutory Waterhall Park Local Wildlife Site (LWS) is located approximately 25 m to the north of the Part 4a Preliminary Order Limits on the other side of the A4146.

Part 4b: Pipeline to an Existing Underground Reservoir near Luton

- 2.2.60 The Part 4b Preliminary Order Limits represent the proposed preliminary pipeline corridor from Part 4a to an existing underground reservoir near Luton, and are approximately 28 km in length (covering a total area of approximately 575 ha), running predominantly through a rural landscape. They fall within the local authority boundaries of Milton Keynes City Council, Buckinghamshire Council, and Central Bedfordshire Council.
- 2.2.61 A plan showing the Part 4b Preliminary Order Limits is provided as **Figure 1-PD-1** in PEI Report **Volume 3**.
- 2.2.62 Beginning at the boundary of Part 4a, the Part 4b Preliminary Order Limits proceed eastwards to the A5, south of Little Brickhill. It then follows alongside the A5 in a south-easterly direction to near Church End where it proceeds southwards to north of Stanbridge. Here, the Part 4b Preliminary Order Limits navigate westward around Stanbridge and then south-easterly

between Eaton Bray and Totternhoe, to east of Edlesborough. The Part 4b Preliminary Order Limits then predominantly run eastwards, passing through Dunstable Downs.

- 2.2.63 Part 4b crosses key features such as roads (e.g. A5, A505, A5183), watercourses (e.g. Clipstone Brook and other classified 'Main Rivers') and Dunstable Downs within the Chilterns National Landscape).
- 2.2.64 Within the Part 4b Preliminary Order Limits are a number of non-designated sites for ecology, such as Clipstone Brook CWS (County Wildlife Site) near Eggington, Dunstable and Whipsnade Downs CWS within the Dunstable Downs, and Badgerdell Wood CWS at the end point of Part 4b.
- 2.2.65 The majority of the Part 4b Preliminary Order Limits section between Eaton Bray and the end point of Part 4b is located within the Chilterns National Landscape. A small part of the Part 4b Preliminary Order Limits in Dunstable also fall within the Dunstable and Whipsnade Downs SSSI.
- 2.2.66 The Part 4b Preliminary Order Limits cross Kensworth Chalk Pit SSSI, to the north of Churchend, and Cottage Bottom Fields Local Nature Reserve (LNR) to the north-west of Caddington. The eastern extent of the Part 4b Preliminary Order Limits contains the Badgerdell Wood Ancient Woodland and CWS.
- 2.2.67 Part 4b overlaps with a very small portion of the Little Brickhill Conservation Area near Little Brickhill. There are no other designated heritage sites located within the Part 4b Preliminary Order Limits.
- 2.2.68 Some areas of Part 4b are located within Flood Zones 2 and 3, primarily associated with existing watercourses.
- 2.2.69 A very small portion of Shepherds Farm historic landfill site is located within the Part 4b Preliminary Order Limits to the west of Dunstable Downs.
- 2.2.70 From partway down the section that runs parallel to A5 to the end point near Luton, the Part 4b Preliminary Order Limits runs through Green Belt.

Surroundings

- 2.2.71 An environmental constraints plan for Part 4b of the Proposed Development is provided as **Figure 2-P4B-1** in PEI Report **Volume 3**.
- 2.2.72 Various sections of surrounding areas are located within Flood Zones 2 and 3, primarily attributed to existing watercourses.
- 2.2.73 There are a number of designated and non-designated sites for the historic environment located adjacent or near to the Part 4b Preliminary Order Limits, such as Battlesden Park [Grade II] Registered Park and Garden. A full list of designated and non-designated historic assets located near Part 4b is provided in **Appendix 11-P4B-1** in PEI Report **Volume 4**.

2.2.74 The eastern extent of Part 4b is located within the Chilterns National Landscape. The Chilterns extend beyond the Part 4b Preliminary Order Limits to both the south and north, with the largest extent to the south.

2.2.75 From partway down the section that runs parallel to A5 to the end point near Luton, the Part 4b Preliminary Order Limits is surrounded by Green Belt.

2.3 Sensitive Receptors Considered Within the EIA

2.3.1 **Table 2-1** presents the preliminary sensitive receptor groups at which a likely significant effect(s) may occur and their relationship to the factors of the environment outlined in Schedule 4 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (Ref. 1) (the 'EIA Regulations').

Table 2-1: Indicative sensitive receptor groups

Indicative sensitive receptor groups	Relationship to Schedule 4 'factors'
- Residents, canal users (including users of canal towpath, marina and moorings³, and boaters) and general public (including users of open space and of visitor attractions) - Residential and non-residential properties (e.g. commercial, social, leisure, recreational, accommodation, local businesses and tourism) - Economy (local and national scale) - Construction and future on-site operational (including maintenance) workers - Public Rights of Way, canal towpaths, and areas of common land - Vehicle drivers and non-motorised users (including pedestrians)	Population and human health
- Designated and non-designated ecology sites - Protected and non-protected species (including fish, mammals, birds, plants, invertebrates) - Habitats (including those of principal importance, ancient woodland and ancient and veteran trees)	Biodiversity
Best Most Versatile (BMV) agricultural land and other soil resources	Land and soil

³ The Glossary defines various types of moorings provided along the Trust's network. The types of moorings to be assessed as sensitive receptors for particular topic assessments will be considered and addressed in the ES.

Indicative sensitive receptor groups	Relationship to Schedule 4 'factors'
• Agricultural holdings • Ground conditions • Geology / Geological Designated Sites • Mineral Safeguarding Areas (MSA) / Mineral Conservation Areas (MCA) • Historic and active landfill sites	
• Flood risk • Surface Water Quality (including reservoirs) • Watercourses (including canals, rivers, drainage ditches), including Rivers Tame and Trent • Groundwater (including aquifers) • Hydrogeology • Hydromorphology • Water Dependent Ecosystems	Water
• AQMAs • Local air quality • Global climate system	Air and climate
• Landscape designations (e.g. National Landscapes, National Character Areas and Landscape Character Areas [LCA]) • Viewpoints • Infrastructure (including canal infrastructure, roads, utilities) • Materials and waste (including existing landfill sites)	Landscape and material assets
• Designated and non-designated heritage assets (including archaeology)	Cultural heritage

2.4 References

- Ref. 1 The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Available at: <https://www.legislation.gov.uk/ukxi/2017/572/made> [Accessed 22/12/2025].