



SCOPING OPINION

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND & WALES) REGULATIONS 2011

Site: Coventry City Centre South, comprising land at Market Way, Shelton Square, Bull Yard, Hertford St, City Arcade, Rover Rd, Queen Victoria Rd, Greyfriars Rd & Warwick Rd

Description of Development: Demolition, part demolition and alteration of buildings and structures and removal of trees, and construction of anchor store and unit shops (Use Classes A1, A2, A3, A4 and A5), hotel (Use Class C1), residential (Use Class C3), leisure (Use Class D2), new multi-storey car park, servicing arrangements, public realm and engineering works and other associated works and facilities and the stopping up of highways land at Bull Yard.

Applicant: Drivers Jonas Deloitte

1. Background

- 1.1 The site covers an area of around 6 hectares and the proposed development falls within Paragraph 10(b) – urban development projects – of Schedule 2 to the above-mentioned Regulations.
- 1.2 On the 15 February 2012 the City Council received a formal request from Drivers Jonas Deloitte for a Scoping Opinion as to what matters should be covered in the Environmental Statement to be provided with any planning application in respect of the proposed development. A Screening Opinion has not been sought prior to this request for a Scoping Opinion as the applicant decided unilaterally to prepare an EIA in respect of their proposals.
- 1.3 Enclosed with the Scoping Opinion request was an EIA Scoping Report. This covers the following matters:
 - A description of the site and detail regarding the nature and scale of the proposed development;
 - The scope and structure of the Environmental Statement;

- The methodology to be followed in the Environmental Statement to identify and assess the environmental effects of the proposed development;
- A summary of the key issues that will be addressed by the Environmental Statement; and
- Those issues that will be scoped out of the Environmental Statement.

2. Consultations

2.1 A copy of the applicant's EIA Scoping Report was sent to the following consultees with their views being sought on this document and on those matters which they considered should be addressed in the Environmental Statement:

- Natural England
- Environment Agency
- Severn Trent Water
- Warwickshire Wildlife Trust
- British Waterways
- The Coal Authority
- English Heritage
- National Grid
- BT
- Centro
- Eon
- Central Networks
- Warwickshire County Council Ecology
- Coventry City Council (CCC) Highways
- CCC Environmental Protection
- CCC Conservation & Archaeology
- CCC Urban Design & Landscape
- CCC Tree Officer
- CCC Leisure & Culture
- CCC Climate Change Officer
- CCC Housing Strategy
- CCC Education
- CCC Drainage

2.2 Copies of all responses received are appended to the rear of this Opinion.

3. Decision

3.1 The City Council as local planning authority have had regard to the suggested scope of work for the Environmental Statement as set out in the applicant's EIA Scoping Report, the matters raised by consultees in their responses and Paragraph 13(6) of Part 4 and Schedule 4 to the above Regulations and is of the view that in addition to those matters set out in the applicant's EIA Scoping Report that any Environmental Statement should also address the following:

- 3.2 In respect of traffic and transportation considerations, committed development and sensitivity scenarios should be fully explained. In terms of the transport receptors listed in paragraph 5.15 of the Scoping Report it is suggested that road safety, taxi access and rights of way are assessed both quantitatively and qualitatively for both the construction and operational phases. In terms of mitigation a Construction Management Plan and Car Park Management Plan should be provided.
- 3.3 As regards water resources the Flood Risk Assessment should have regard to the small area of the site within Flood Zone 2 and works within the vicinity of the River Sherbourne Culvert. Consideration should also be given to the risk of flooding from the Meriden 3A reservoir belonging to Severn Trent at Grid Ref: 426047,281894 and from the Coventry Canal.
- 3.4 Consideration should be given to the way in which the development will impact on and be impacted by climate change. In particular there should be assessment of the impacts of CO2 emissions and energy consumption and proposals as to how these can be mitigated and an analysis of adaptive measures that may be required to promote sustainability in the light of climate change.
- 3.5 In terms of Built Heritage matters regard should be had to the potential impact which associated activities (e.g construction, servicing and maintenance and associated traffic) might have on the perception, understanding and appreciation of heritage assets. Regard should also be had to the impact of changes to drainage patterns on heritage assets both above and below ground.
- 3.6 In assessing ecology issues, 4 matters should be considered. Firstly, a description of the physical characteristics of the whole development should be provided. Secondly, a description of aspects of the natural environment likely to be affected should be provided. Thirdly, any impacts arising should be assessed. Matters to be considered should include damaging impacts, vulnerable times of the year (i.e seasons), lifespan of impacts, cumulative impacts, the likelihood of impacts and their significance. Finally, details should be provided on how impacts will be dealt with and opportunities for gain. This should cover avoidance of impacts, nature conservation during the construction process, management or reduction of impacts in all phases, compensatory measures, opportunities for environmental enhancement and management/monitoring of nature conservation assets.
- 3.7 In respect of socio-economic matters it is anticipated that a Section 106 contribution of £65,673 would be sought to allow for the provision of additional primary school places within the catchment of the application site. This would be in respect of the 20 no. 2 bed apartments proposed.

- 3.8 The Townscape and Ecology sections of the EIA should have regard to the impact of the development on trees within and adjacent to the application site.
- 3.9 The Scoping Report considers that matters of wind microclimate and light spillage/glare should be scoped out of the EIA. It is accepted that if an outline planning application with all detailed matters reserved for later approval is submitted that it will not be possible for an EIA to examine these issues in full detail. Nevertheless, it is considered that they should be covered as part of the EIA, with regard being had to the proposed development parameters, as some of the proposed buildings will be substantially taller than their neighbours and up to 22m in height. In terms of light spillage/glare, some parts of the application site lie adjacent to residential properties and therefore consideration should be given to these impacts.
- 3.10 The issuing of this Scoping Opinion does not prevent the local planning authority from requesting further information at a later stage under Paragraph 13(9) of Part 4 to the above Regulations.

DECISION DATE: 14 March 2012

Signed

A handwritten signature in cursive script that reads "Tracy Daule".

Group Manager – Planning & Building Control