PARAGON PARK, COVENTRY

Environmental Statement Scoping Report

August 2012
## CONTENTS

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Chapter Title and Main Headings</th>
<th>Page Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapter 1</td>
<td><strong>Introduction</strong></td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>The Need for Environmental Impact Assessment</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Scoping</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Other Supporting Documents</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Report Structure</td>
<td>3</td>
</tr>
<tr>
<td>Chapter 2</td>
<td><strong>The Application Site and The Proposed Development</strong></td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Application Site Context</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Application Site</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>Proposed Development</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td>Planning History</td>
<td>5</td>
</tr>
<tr>
<td>Chapter 3</td>
<td><strong>Methodology</strong></td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Scoping Methodology</td>
<td>6</td>
</tr>
<tr>
<td></td>
<td>Identification of Key Issues</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td>Consultation Process</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td>Proposed EIA Methodology (Main Stage)</td>
<td>8</td>
</tr>
<tr>
<td>Chapter 4</td>
<td><strong>Technical Scope of Works</strong></td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>Introduction</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>Transport and Access</td>
<td>12</td>
</tr>
<tr>
<td></td>
<td>Air Quality</td>
<td>14</td>
</tr>
<tr>
<td></td>
<td>Noise and Vibration</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>Townscape and Canal</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Ecology and Nature Conservation</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>Archaeology and Cultural Heritage</td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>Water Resources and Flood Risk</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td>Socio Economics</td>
<td>31</td>
</tr>
<tr>
<td></td>
<td>Contamination</td>
<td>32</td>
</tr>
<tr>
<td></td>
<td>Waste</td>
<td>37</td>
</tr>
</tbody>
</table>
Chapter 5 The Environmental Statement

Content of the ES

References

FIGURES

Figure 1 Application Site Location Plan
1.0 INTRODUCTION

1.1 Taylor Wimpey West Midlands (the "Applicant") is seeking part full and part outline planning permission with means of site access from Foleshill Road and Stoney Stanton Lane for up to 600 dwellings (Class C3); 7,000m² (75,000 sq ft) of employment floorspace (Class B1 and B2); demolition of existing buildings and site remediation; public open space; earthworks; balancing pond; structural landscaping; car parking; and other ancillary works (the “Proposed Development”) on land at Paragon Park in Foleshill, Coventry (the “Application Site”). Figure 1 shows the location and extent of the Application Site.

1.2 This Scoping Report has been prepared to identify the likely significant environmental effects associated with the Proposed Development. The effects identified as likely to be significant will be assessed further in the Environmental Impact Assessment (EIA) and detailed within the Environmental Statement (ES) which will accompany the outline planning application. This Scoping Report has been prepared for submission to Coventry City Council (CCC) to assist them in forming their Scoping Opinion.

The Need for an Environmental Impact Assessment

1.3 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 1824) (Ref. 1) require that for certain types of development an EIA must be undertaken before planning permission can be granted. The Proposed Development falls within Schedule 2 Category 10(b) of the EIA Regulations as an ‘urban development project’ with a site area of more than 0.5 hectares and it is of a scale that could give rise to significant environmental effects. The Applicant has therefore chosen to prepare and submit an ES with the forthcoming planning application and this has been agreed with CCC.

Scoping

1.4 It is recognised that in order for the EIA to fulfil its primary objective, of enabling environmental considerations to be incorporated into the decision making process, it must be focused on the most important environmental issues. Therefore, Regulation 13 of the EIA Regulations provides an applicant with an opportunity to seek a Scoping Opinion from the Local Planning Authority (LPA).
1.5 Scoping is defined within *Environmental Impact Assessment: A guide to good practice and procedures* (consultation paper), produced by the Department for Communities and Local Government (June 2006) (Ref. 2), as:

“...the process of determining the content and extent of matters to be covered by the EIA and in the resulting ES”.

1.6 Guidance on the content of a scoping report is provided in Circular 02/99 (Ref. 3) (and the Amended EIA Circular, consultation paper (June 2006) (Ref. 4)), which states that the report:

“...should include a plan indicating the proposed location of the development, a brief description of the nature and purpose of the proposal and its possible environmental effects, giving a broad indication of their likely scale”.

1.7 Therefore, in accordance with Regulation 13 of the EIA Regulations the project team has carried out a scoping exercise to identify the likely significant environmental effects and the need for further study. The proposed scope of the EIA, as presented in this Scoping Report, has been determined through the following:

- desktop and baseline field studies;
- consideration of saved policies from the Coventry Development Plan (2001) (Ref. 5) and the objectives of the Coventry Core Strategy Proposed Submission (2012) (Ref. 6); and
- identification of potential sources of environmental effects and an evaluation of their likely duration, magnitude and significance.

1.8 The ES will provide a full and comprehensive account of all significant environmental and associated issues, as prescribed in the EIA Regulations. It will also incorporate and fully assess any new issues or concerns raised during on-going discussions with CCC on receipt of their Scoping Opinion.

**Other Supporting Documents**

1.9 In addition to the ES, the outline planning application will be accompanied by the following documents:

- Planning Statement;
- Design and Access Statement;
• Statement of Community Engagement;
• Flood Risk Assessment and Drainage Strategy;
• Transport Assessment and Travel Plan;
• Noise Assessment;
• Air Quality Assessment;
• Ecological Appraisal;
• Heritage Statement;
• Archaeological Assessment;
• Townscape Assessment;
• Canal Impact Assessment;
• Affordable Housing Statement; and
• Economic Statement.

Report Structure

1.10 Chapter 2 describes the Application Site and the Proposed Development. Chapter 3 explains the scoping methodology and Chapter 4 discusses each environmental topic in turn, effectively scoping the EIA. In particular, Chapter 4 identifies: the baseline conditions for each technical area; the potential significant effects of the Proposed Development; and establishes the methodology for assessing the significant effects. Chapter 5 provides a summary of the information to be provided in the ES.
2.0 THE APPLICATION SITE AND PROPOSED DEVELOPMENT

Application Site Context

2.1 The Application Site, as shown on Figure 1, is located to the north of Coventry city centre. Coventry is located in the West Midlands to the east of Birmingham. The Application Site is bordered by existing development on all four sides, with a mixture of land uses surrounding the site with a predominance of residential development in the local area.

2.2 Notable features within the vicinity of the Application Site include: the A444 to the east providing access to the M6 motorway and M69 motorway; the Central City Industrial Estate to the east; the employment area at Tower Court to the west; Coventry railway station to the south; and Coventry city centre, which includes substantial retail, leisure, educational and employment facilities, approximately 2 kilometres (km) to the south.

2.3 Natural England’s ‘Character of England Landscape, Wildlife and Cultural Features Map’ shows that the Application Site falls within the Arden character area, which is typified by a farmland landscape with small field patterns, numerous areas of former wood-pasture and scattered settlements. As this site is within the main urban area of Coventry it does not represent the Arden character area in a typical manner and the wider area surrounding the Application Site is relatively flat.

Application Site

2.4 The Application Site comprises approximately 22 hectares which includes a range of industrial and commercial uses, vacant land and Foleshill Community Park. It is accessed from Foleshill Road to the west or Stoney Stanton Road to the east, both of which connect the Application Site with the A444 and subsequently the motorway network to the north and to Coventry city centre ring road to the south.

2.5 The Application Site is partly allocated as a mixed use development site under the Coventry Development Plan (Ref. 5), and is shown as a ‘Strategic Regeneration Area’ in the Coventry Core Strategy Proposed Submission (Ref. 6).
Proposed Development

2.6 The Proposed Development comprises the construction of up to 600 dwellings (Class C3); 7,000m² (75,000 sq ft) of employment floor space (Class B1 and B2); demolition of existing buildings and site remediation; public open space; earthworks; balancing pond; structural landscaping; car parking; and other ancillary works.

2.7 The principal vehicular access will be from Foleshill Road, with a secondary vehicular access from Stoney Stanton Lane. There will be a number of new public footpaths which will connect into the existing footpath network in and surrounding the Application Site.

2.8 The Proposed Development will be designed in order to maximise opportunities provided by the varied topography across the Application Site. There will be strong green links from the surrounding residential areas and the canal to the proposed open space areas within the site. Balancing ponds and other attenuation features will be incorporated into the design of the Proposed Development.

2.9 The Proposed Development is expected to be constructed in several phases, with an average residential build rate of approximately 50 dwellings per annum. Construction will commence in 2013 and is expected to be completed within 12 years.

Planning History

2.10 Planning permission for the redevelopment of the Application Site for employment (Class B1/B2), residential (450 dwellings) and village core (10,000 sqm of B1; 500 dwellings; 2,500 sqm A1 (retail /A2 financial services); and 1,500 sqm of B1 (office) and D1 (health)/D2 leisure; was granted on the 20/12/2007. This permission has not been renewed and has therefore lapsed.
3.0 METHODOLOGY

Scoping Methodology

3.1 Circular 02/99, at paragraph 82 recommends that the role of the EIA is to examine:

“...the ‘main’ or ‘significant’ effects to which a development is likely to give rise”.

3.2 As far as the practical application of the term in the decision-making process is concerned, a ‘significant effect’ may be broadly defined as one which should be brought to the attention of the decision-makers. This definition will be prescribed to varying degrees by statutory, including European and National, guidelines and standards and influenced by precedents established in previous EIAs.

3.3 Guidance on significance is mainly of a generic nature (e.g. DETR Circular 02/99). It is broadly accepted, however, that significance reflects the relationship between two factors:

- The magnitude, duration and reversibility of an effect (i.e. the actual change taking place to the environment); and
- The sensitivity, importance or value of the effective resource or receptor.

3.4 The magnitude of an effect is often quantifiable in terms of, for example, the extent of land take or predicted change in noise levels. The sensitivity, importance or value of the resource or receptor is normally derived from:

- Legislation;
- Designated status within the land use planning system;
- The number of individual receptors, such as residents;
- An empirical assessment on the basis of characteristics such as rarity or condition; and
- Ability of the receptor to absorb change.

3.5 Determination of significance also includes consideration of:

- Extent and magnitude of the effect;
- Type of effect (beneficial or adverse);
- Duration of effect (whether short, medium or long term; permanent or temporary);
Methodology

- Nature of effect (whether direct or indirect, reversible or irreversible);
- Whether the effect occurs in isolation, is cumulative or interactive;
- Performance against environmental quality standards or other relevant pollution control thresholds; and
- Compatibility with environmental policies.

3.6 Significant effects are likely to occur where valuable or sensitive resources, or numerous receptors, are subject to effects of considerable magnitude. Effects are unlikely to be significant where low value or non-sensitive resources, or a small number of receptors are subject to minor effects.

3.7 The purpose of scoping is to determine, from a review of all possible effects, those that are likely to be significant and to ensure that resources and time are focused in the appropriate areas. The difficulty in identifying potentially significant effects at the scoping stage is that there is not always sufficient information available to make a judgement. In the case of the Application Site in 2012, the environmental baseline is sufficiently well defined to make clear decisions on key issues to be included in the EIA.

Identification of Key Issues

3.8 Guidance regarding the content of the EIA is contained in Schedule 4 of the EIA Regulations. This, inter alia, requires the ES to include a:

"...description of the aspects of the environment likely to be significantly affected by the proposed project, including, in particular, population, fauna, flora, soil, water, air, climate factors, material assets, including the architectural and archaeological heritage, landscape and inter-relationship between the above factors".

3.9 Based on the Proposed Development, local planning policy and the project team's knowledge of the Application Site and its environs, an assessment has been made regarding which of these topics or particular aspects of them can be ‘scoped in’ and ‘scoped out’ of the EIA. Issues that are scoped into the EIA are judged likely, without effective mitigation, to have the potential to cause significant effects. Issues that are scoped out of the EIA are those which are not anticipated to result in significant effects. It should however be noted that as the assessment proceeds, any omitted topics will be reviewed and their significance may be re-evaluated in response to additional information or changes to the Proposed Development.
Consultation Process

3.10 The process of undertaking consultation assists in identifying the likely environmental effects of the Proposed Development, enabling the refinement of the design to incorporate mitigation measures to prevent or reduce adverse effects and enhance the beneficial effects of the Proposed Development. Throughout the design evolution and as part of the planning process, a programme of consultation will be undertaken with statutory and non-statutory consultees, local residents and businesses.

3.11 The following is a list of organisations likely to be approached as part of the EIA consultation process. A comprehensive list will be contained in the Statement of Community Involvement accompanying the outline planning application.

- CCC (various departments including Environmental Health and Highways);
- Environment Agency;
- Natural England; and
- Coventry Biological Records Centre.

3.12 Responses from these parties will be considered with respect to the planning application and their views incorporated into the outline planning application and ES, where appropriate.

Proposed EIA Methodology (Main Stage)

Identification of the Baseline

3.13 The ES will include a description of the prevailing environmental conditions, the ‘baseline conditions’, against which the likely significant effects will be assessed. These are usually taken to be the conditions at the time or immediately prior to the submission of the outline planning application. However, construction of the Proposed Development is expected to be carried out over 12 years, and the environmental conditions existing at the Application Site are likely to change over this time. To address this, the ES will also consider the likely future baseline conditions in 2025.

Identifying Effects and Determining Significance

3.14 The main stage of the EIA will apply the same general methodology in identifying effects and determining significance as set out in the scoping methodology above
(paragraphs 3.3 to 3.6). Where an effect is considered to be significant within the ES, this significance will generally be classified as major, moderate or minor (with these descriptions again being based on precedent or current guidance). Within this ES, the significance matrix in Table 1 will be used to define the level of significance of effects. In some cases analogous matrices for the various specialist topics will be used, and where a different assessment criteria is applied, this will be clearly stated within the relevant technical chapter.

### Table 1: Significance Matrix

<table>
<thead>
<tr>
<th>Sensitivity / Value of Receptor</th>
<th>Magnitude of Effect</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>High</td>
</tr>
<tr>
<td><strong>High</strong> (England, UK, International)</td>
<td>Major</td>
</tr>
<tr>
<td><strong>Medium</strong> (County, Regional)</td>
<td>Major/Moderate</td>
</tr>
<tr>
<td><strong>Low</strong> (Local, District)</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

3.15 The three levels of significance defined by the generic matrix are:

- Major – an effect which in isolation could have a material influence on the decision making process;
- Moderate – an effect which on its own could have some influence on decision making, particularly when combined with other similar effects; or
- Minor – an effect which on its own is likely to have a minor influence on decision making but when combined with other effects could have a more material influence.

3.16 Effects will also be described as:

- Adverse – detrimental or negative effects to an environmental resource or receptor; or
- Beneficial – advantageous or positive effect to an environmental resource or receptor.

3.17 Where an effect is considered to be not significant or have no influence, irrespective of other effects, this will be classified as “negligible.”
Cumulative and Interactive Effects

3.18 An assessment of the cumulative effects of the Proposed Development together with other proposed or permitted but not yet built schemes, located in close proximity to the Application Site and deemed to have potentially significant effects will be included in the ES. The ‘Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions’ (Ref. 7) provides the following guidance on cumulative effects:

“In practical terms, the extent of the assessment in terms of how far into the past and into the future will be dependent upon the availability and quality of information...”

“...it is only reasonable to consider current events and those that will take place in the foreseeable future. Furthermore, the assessment can only be based on the data that is readily available.”

3.19 It should be noted that for a scheme to be considered in the cumulative assessment, the principles set out in the guidance documents discussed above have been followed, meaning that only schemes that could reasonably be presumed to go ahead and for which sufficient information was available will be taken into account.

3.20 It is anticipated that the following schemes have the potential to have significant cumulative effects when considered with the Proposed Development:

- Bishop Gate: outline planning permission granted for up to 11,157m² of retail and leisure floor space with associated car parking in June 2011.
- Friargate: outline planning permission granted for up to 5,500m² of retail floor space in January 2010.
- Blue Ribbon Park.
- Acetate (if it receives planning consent).

Temporal Scope

3.21 The baseline conditions for the ES will be taken as the Application Site as it stands in 2012 and in 2025. The EIA will address the likely significant effects during construction (currently anticipated to take place between 2013 and 2025), and during the post-development phase (from 2025 onwards). Where effects are dependant upon longer term considerations such as traffic growth or future development, the temporal scope
would extend further to take account of the longer term nature of effects which may occur.

Spatial Scope

3.22 The geographical coverage of the EIA will be determined by a number of factors including:

- The physical extent of work;
- The nature of the baseline environment, including the location of sensitive receptors;
- The distance over which effects will be significant; and
- The presence and type of “pathways” along which effects may be spread.
4.0 TECHNICAL SCOPE OF WORKS

INTRODUCTION

4.1 The proposed technical scope of works is outlined below. As identified above, the scoping exercise addresses the potential significant environmental effects associated with the Proposed Development.

TRANSPORT AND ACCESS

Introduction

4.2 This assessment will describe the methods used to assess the likely effects on transport and access; the baseline conditions at the Application Site and in the surrounding area; the likely effects of the Proposed Development; possible mitigation measures required to prevent, reduce or offset the likely significant effects; and the likely residual effects.

Local Highway Network

4.3 Current access to the Application Site is from Foleshill Road, which is approximately 12m wide adjacent to the site access with pedestrian footways on either side of the carriageway and frequent bus services. Foleshill Road links to the A444, and subsequently the M6 Jct. 3, to the north and the city centre and ring road to the south.

4.4 The Application Site is within walking distance of a full range of local facilities which would satisfy travel demands generated by the proposed residential/employment development and pedestrian links to the Application Site are good. Cycle links are provided via National Cycle Route 52 which runs along the canal on the southern edge of the site and runs from Warwick to Loughborough, connecting to National Cycle Route 6.

Scope of the Transport Assessment (TA)

4.5 The assessment of the environmental impacts of the proposed development from a transport perspective will primarily be undertaken in accordance with:

- DMRB Volume 11; Environmental Assessment (Ref. 8), and
- IEA Guidelines for the Environmental Assessment of Road Traffic (Ref. 9)
• In addition, the (TA) will be produced in accordance with ‘Guidance on Transport Assessment’ (Ref. 10)

4.6 With regards to the study area for the Transport chapter of the ES, according to the IEA guidelines, there are two broad rules of thumb that should be used as a screening process to delineate the scale and extent of the assessment:

• **Rule 1** include highway links where traffic flows will increase by more than 30%
• **Rule 2** include any other specifically sensitive areas where traffic flows have increased by more than 10% (or similar changes in HGV movements).

4.7 Approximately twice as much traffic travels north-south along Foleshill Road when compared to Stoney Stanton Road. CCC, as highway authority, confirmed in the work undertaken on the previous scheme proposed at the site that they were not concerned about the impact of any redevelopment proposals along the Stoney Stanton Road corridor.

4.8 As a result of the above, it is proposed only to examine the environmental impacts of the development from a transport perspective if it results in an increase of 10% in the level of traffic flows on Foleshill Road and its associated junctions included within the study area, or 30% on Stoney Stanton Road.

4.9 Table 2 presents a summary of the scoping process, identifying which likely environmental effects have been scoped in (i.e. those which are considered significant) and out of the assessment during construction and completed development phases, and the assessment methodology which will be used to assess the likely significant effects.

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Disruption due to construction</td>
<td>✓</td>
<td>Effect of construction vehicles on transport network needs to be considered</td>
<td>DMRB and IEA Guidelines if the proposals result in an environmental impact as detailed above</td>
</tr>
<tr>
<td><strong>Completed Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Impacts on pedestrians, cyclists, equestrians and the community</td>
<td>✓</td>
<td>There could be a potential impact on: • journey length and local travel patterns</td>
<td>See above</td>
</tr>
</tbody>
</table>
### Methodology

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (✗)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
</table>
| 3. Impact on vehicle travellers | ✓ | There could be a potential impact on:  
• amenity  
• severance | See above |
| 4. Other impacts | ✓ | Other impacts include that on road safety, sustainability, access, off-site impacts etc | Examined as part of the TA |

### Potential Sensitive Receptors

4.10 The transport and access receptors which have been identified as potentially sensitive to the development of the Application Site comprise:

- nearby roads (including Foleshill Road and, Stoney Stanton Road);
- nearby junctions (extending to the west of the site from the proposed Foleshill Road/site access junction to the south to the Foleshill Road/Broad Street junction to the north, and the Stoney Stanton Road/Red Lane/site access junction to the east, which forms the agreed study area for the TA with CCC);
- pedestrians and cyclists; and
- public transport (including local bus routes).

### AIR QUALITY

#### Introduction

4.11 This assessment will consider the potential effects of the Proposed Development with respect to local air quality during the construction and completed development phases.

4.12 The potential for the Proposed Development to result in significant effects on air quality relates to:

- the construction of new buildings and infrastructure; and
- changes in traffic flow characteristics on the local road network due to the change of land use and the redistribution of traffic associated with the Proposed Development.
Baseline Conditions

4.13 In 2009 CCC declared one city wide Air Quality Management Area (AQMA). The AQMA was declared for Nitrogen Dioxide (NO₂) and includes the Proposed Development site.

Scope of the Air Quality Assessment

4.14 Table 3 presents a summary of the scoping process, identifying which likely environmental effects have been scoped in (i.e. those which are considered significant) and scoped out of the assessment during the construction and completed development phases, and the assessment methodology which will be used to assess the likely significant effects.

Table 3: Air Quality Scope

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Deposition of dust from excavation and construction activities affecting local sensitive receptors such as residential properties, schools etc.</td>
<td>✓</td>
<td>There are sensitive receptors, including residential properties and schools, immediately to the north, east, south and west of the Application Site.</td>
<td>Qualitative assessment undertaken in accordance with the Institute of Air Quality Management (IAQM) document ‘Guidance on the Assessment of the Impacts of Construction on Air Quality and Determination of their Significance (January 2012).</td>
</tr>
<tr>
<td>2. Emissions from construction plant on the Application Site</td>
<td>✓</td>
<td>As above.</td>
<td>Qualitative assessment based on available information for the construction phase.</td>
</tr>
<tr>
<td>3. Changes in the levels of air pollutants in the vicinity of sensitive receptors due to emissions from construction and road vehicles.</td>
<td>✓</td>
<td>There is the potential for increased traffic levels, associated with the construction of the Proposed Development, to have an effect on air quality at existing sensitive receptors.</td>
<td>Qualitative assessment based on available information relating to likely numbers of vehicles associated with construction phase.</td>
</tr>
<tr>
<td>Completed Development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Changes in the levels of air pollutants in the vicinity of sensitive receptors due to emissions from road</td>
<td>✓</td>
<td>There is the potential for increased traffic levels associated with the completed Proposed Development, which could</td>
<td>Quantitative assessment of air pollutant concentrations at existing sensitive</td>
</tr>
<tr>
<td>Likely Significant Effect</td>
<td>Scoped in (✓) / out (x)</td>
<td>Reason</td>
<td>Assessment Methodology</td>
</tr>
<tr>
<td>---------------------------</td>
<td>------------------------</td>
<td>--------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>vehicles attributed to the Proposed Development.</td>
<td></td>
<td>affect air quality at sensitive receptors including existing residential properties.</td>
<td>receptor locations and sensitive areas of Proposed Development. The assessment will use traffic data and the air dispersion model ADMS Roads. Results will be considered using criteria in guidance document ‘Environmental Protection UK Development Control Planning for Air Quality (2010 Update)’.</td>
</tr>
<tr>
<td>5. Emissions from buildings and plant within the completed development</td>
<td>x</td>
<td>Emissions from modern building plant are small and will not have a material effect on local air quality.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Potential Sensitive Receptors

4.15 Sensitive receptors will be identified where the public is regularly present and are expected to comprise:

- existing residential properties and other sensitive properties e.g. schools within the vicinity of the Application Site;
- existing residential properties and other sensitive properties e.g. schools close to roads used by traffic accessing the Application Site including those adjacent to any proposed new access; and
- Proposed residential and other sensitive uses as part of the Proposed Development.

### NOISE AND VIBRATION

#### Introduction

4.16 The potential exists for noise and vibration effects to arise during the construction and completed phases of the Proposed Development. This section considers the potential impacts of future changes in noise and vibration levels associated with the construction and operational phases of the Proposed Development, and suitability of the existing noise climate for residential use.
4.17 Noise and vibration effects are most likely to occur at existing residential properties adjacent to the Application Site. Construction effects will be short term (in respect of the overall lifetime of the Proposed Development), localised and reversible. Operational effects will be permanent.

4.18 Noise and vibration effects during the construction phase could arise through plant and activities associated with:

- Earthworks;
- foundation construction, particularly if driven piling is necessary;
- building construction;
- subsequent fit out and commissioning;
- HGV movements associated with the import of materials and the export of wastes and transport of construction materials; and
- ancillary plant (compressors, generators, etc).

4.19 Noise and vibration effects during the completed phase of the Proposed Development could also arise from an increase in vehicles on the local road network, including HGVs, and from any fixed mechanical plant or equipment associated with the development.

**Baseline Conditions**

4.20 Existing noise levels in the Application Site are likely to be influenced by road traffic noise on local roads and the adjacent EMR metal recycling facility. Information on existing conditions will be obtained through appropriate studies as required to inform the noise assessment that will be undertaken in accordance with BS 7445:2003 ‘Description and Measurement of Environmental Noise’ (Ref. 11).

4.21 It is anticipated that an unattended noise survey will be conducted over a minimum 5 day period to determine the baseline noise levels at the site. It is expected that 2 main monitoring locations will be required, on the Foleshill Road and EMR boundaries of the Application Site. Additional daytime sample measurements may be taken at the EMR boundary to note subjective comments on the nature of noise emissions from the EMR site.
**Scope of the Noise and Vibration Assessment**

4.22 **Table 4** presents a summary of the scoping process, identifying the likely environmental effects which have been scoped in (i.e. those which are considered likely to be significant and therefore requiring assessment) and out of the assessment during the construction and completed phases, and the assessment methodology which will be used to assess the likely significant effects.

**Table 4: Noise and Vibration Scope**

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Noise &amp; vibration from the construction works</td>
<td>✓</td>
<td>There are residential receptors adjoining the Application Site. There is likely to be perceptible noise and vibration from construction operations in the properties in these areas which are adjacent to the site boundaries.</td>
<td>An outline construction noise and vibration assessment will be carried out following the principles outlined in British Standard 5228:2009 ‘Code of Practice for Noise and Vibration Control on Construction and Open Sites’ (Ref 12)</td>
</tr>
<tr>
<td>2. Noise from construction traffic</td>
<td>✓</td>
<td>Construction traffic associated with the works has the potential to result in changes in flows on surrounding road networks, which may result in perceptible increases in noise.</td>
<td>Effects associated with construction traffic noise should be considered in relation to statutory legislation (the Control of Pollution Act 1974) (Ref 13) and BS 5228:2009. The Environmental Health Department at CCC will also be consulted.</td>
</tr>
<tr>
<td><strong>Completed Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 3. Noise from traffic associated with the completed development and its effect on the surrounding area. | ✓ | The Proposed Development may result in the generation of traffic on the local road network, potentially causing changes in noise levels at properties adjacent to the routes affected. | Operational traffic noise will be assessed by considering the long-term increase in traffic flows following completion of the Development, following the principles of ‘Calculation of Road Traffic Noise’ (CRTN) (Ref 14) and the ‘Design Manual for...
<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Effects of existing noise on future residents of the Proposed Development.</td>
<td>✓</td>
<td>Existing noise sources will be assessed to determine the potential impact at noise sensitive receptors.</td>
<td>An assessment of noise levels affecting the development site will be carried out with reference to the National Planning Policy Framework. Suitable mitigation measures will be recommended in order to meet internal noise level guidance given in BS 8233:1999 (Ref 16). Noise from EMR site activities will be assessed in accordance with BS 4142:1997 (Ref 17). Reference will also be made to outdoor amenity noise levels recommended in BS 8233:1999.</td>
</tr>
<tr>
<td>5. Effects of existing vibration on future residents of the Proposed Development</td>
<td>✗</td>
<td>There are no obvious existing significant emitters of vibration in the vicinity of the proposed site and therefore it is not proposed to undertake vibration baseline studies.</td>
<td>N/A</td>
</tr>
<tr>
<td>6. Noise and vibration from fixed plant associated with the completed development.</td>
<td>✓</td>
<td>Design standards will be set for the overall plant noise to minimise the likelihood of complaints from existing and future residents.</td>
<td>Limiting plant noise levels will be stipulated for external plant associated with proposed commercial unit operation. These will be stipulated in accordance with BS 4142:1997 guidance.</td>
</tr>
</tbody>
</table>

**Potential Sensitive Receptors**

4.23 The spatial extent of the noise and vibration study areas will be determined in accordance with the guidance in the Design Manual for Roads and Bridges (DMRB) Volume 11 Section 3 HD213/11 Noise and Vibration on the physical extents of construction work and any roads that form part of the local transport infrastructure.
where significant changes in traffic flows are expected as a result of the Proposed Scheme.

4.24 Within the study area, noise and vibration sensitive receptors will be considered with regard to noise and vibration from the Proposed Development, which are likely to include:

- existing residential properties, schools, nursing homes and parks surrounding the Application Site, including those on roads where road traffic is most likely to alter as a result of the Proposed Development; and
- future residents and users of the Proposed Development.

**TOWNSCAPE AND CANAL**

**Introduction**

4.25 The Proposed Development will change the nature of the land use within the Application Site adjacent to the Coventry Canal and surrounding urban area to residential built form. The Canalside & Townscape Impact Assessment will describe the existing baseline conditions, opportunities and constraints relating to the Application Site and the potential effects of the Proposed Development on the setting & visual amenity of the surrounding area and the canal corridor including landscape character, biodiversity, heritage and visual amenity. The assessment will also establish the landscape sensitivity of the Site and Canal corridor and its capacity to accommodate the Proposed Development taking into consideration the mitigation measures to be included in the Proposed Development and determine the significance of any subsequent temporary or residual effects. The visual assessment will consider views from surrounding residential properties, public rights of way, roads and the Canal corridor towards and into the Application Site.

4.26 The identification, assessment and mitigation of effects on the Canal Corridor and wider landscape will be undertaken in partnership with all other relevant specialist disciplines including ecology, arboriculture and archaeology.

**Baseline Conditions**

4.27 The Application Site is a former industrial park bordered to the South and Southwest by the Coventry Canal with residential properties beyond. The EMR scrap yard is also sited
on the northern side of the canal along the Southern periphery of the Application Site. To the east lies Stoney Stanton Road (B4109) lined with residential and commercial properties some of which back onto the site. The north of the site is bordered by a school, residential properties and commercial premises which are accessed from various roads including Hanford Close, St Paul’s Road and Foleshill Road. The western boundary is lined partly by the Coventry Canal with some residential and commercial premises beyond and further north along Foleshill Road.

4.28 The Site area is dominated by hard standing, buildings and associated infrastructure with areas of scrub with some woodland. A community park occupies the north-eastern corner of the Site. The Site levels fall gradually from the north-eastern corner westwards towards Foleshill Road and southwards towards the Coventry Canal.

4.29 The canal towpath is on the opposite bank with the Prince William Henry Bridge to the north where the Foleshill Road crosses the Canal and continues past the western boundary of the Application Site. The application canal boundary is for the most part a soft canal edge with a number of self set trees along the canal edge, with larger more established trees to the South-western corner. Heritage assets identified within the Canal Corridor include the winding hole adjacent to the Prince William Henry Bridge with potential archaeological interest provided by the site of a former wharf.

Scope of the Canal Side & Landscape Impact Assessment

4.30 **Table 5** presents a summary of the scoping process, identifying which likely environmental effects have been scoped in (i.e. those which are considered significant) and out of the assessment during both the construction and completed development phases, and the assessment methodology which will be used to assess the likely significant effects.

**Table 5: Landscape and Visual Scope**

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Effects on statutory and non-statutory designations.</td>
<td>✓</td>
<td>The canal corridor and site is partly designated as a Conservation Area.</td>
<td>The methodology will be drawn from the Landscape Institute and the Institute of Environmental Management and Assessment’s</td>
</tr>
<tr>
<td>2. Change to landscape / townscape character and canal corridor</td>
<td>✓</td>
<td>Development within the Application Site has the potential to affect landscape</td>
<td></td>
</tr>
</tbody>
</table>

**Methodology**
**Methodology**

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>guidelines for Landscape and Visual Effect Assessment, second edition. and Landscape Character Assessment Guidance for England &amp; Scotland published in 2002. The visual amenity assessment will have regard to near, middle and long distance views and specific key canal side viewpoints. Viewpoints will be assessed in the vicinity of the Application Site and specifically from the canal. Drawings and photographs will be used to illustrate the effect of the Proposed Development and mitigation measures will be outlined, including any additional landscaping required on the Application Site (where appropriate).</td>
</tr>
<tr>
<td></td>
<td>✓</td>
<td>The Proposed Development has the potential to significantly affect views such as from residential properties, public rights of way, roads, the canal towpath, canal boats and bridges.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Completed Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. As 1 to 3 above</td>
<td>✓</td>
<td>As 1 to 3 above.</td>
<td>As 1 to 3 above.</td>
</tr>
<tr>
<td>5. Introduction of new infrastructure and buildings.</td>
<td>✓</td>
<td>The Proposed Development will introduce new buildings.</td>
<td>As 1 to 3 above.</td>
</tr>
</tbody>
</table>

**Potential Sensitive Receptors**

4.31 The following receptors, of varying degrees of sensitivity, have been identified with regard to potential visual effects on the surrounding urban area:

- Residential properties with potential ground and first floor views of the Proposed Development;
- Users of nearby public rights of ways and recreational or community land;
- Users of highways; and
Methodology

• Commercial premises

4.32 The following receptors have been identified with regard to potential effects on the canal corridor:

• Waterway Corridor Character;
• Users of Canal & Towpath;
• Canalside ecology;
• Canalside trees; and
• Canalside archaeology & heritage assets.

ECOLOGY AND NATURE CONSERVATION

Introduction

4.33 The assessment will provide a description of the findings of desk studies, consultation with ecological stakeholders, and the results of the Phase 1 Habitat Survey and protected species surveys. The assessment will provide an evaluation of the importance of the habitats and species present within the Application Site. The significance of any ecological effects will be assessed. Where significant effects are identified, suitable mitigation to avoid, reduce, mitigate or compensate any significant adverse effects or enhance any beneficial effects will be recommended and any residual effects recorded. Measures to enhance the Application Site’s biodiversity will also be considered.

Baseline Conditions

4.34 There are no Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites within 5 km of the Application Site. The MAGIC database search (see Appendix A) has revealed that a single statutory site, Webster’s Clay Pit Site of Special Scientific Interest (‘SSSI’) is present at the Site. However, this Site was designated for its geological value only and is currently buried beneath landfill within the Webster’s Park area, and considered to be ‘destroyed’.

4.35 No Local Wildlife Sites (‘LWSs’) cover any part of the Site or are present within 1km of the Site. However, two Ecosite designations (non-graded wildlife designation) cover the entire eastern portion of the Site (including the landfill area, now Webster’s Park, and the former brickworks). The largest of these Ecosites: ‘Webster’s Clay Pit’ (181/38) was noted for its common spotted orchid Dactylorhiza fuchsia and great crested newt.
population present within disused clay pit pools. Subsequently the clay pit pools have been infilled or used as landfill and subsequently landscaped as a public park. The second Ecosite designation on Site is known as ‘Stoney Stanton and Road Reclaimed Field’ (193/38) was previously a level site with a number of planted trees, although it is likely to have been included within landscaping for Webster’s park.

4.36 A further 32 Ecosites are present within c.1km of the Site including Coventry Canal Ecosite (39/38) and potential Local Wildlife Site (“pLWS”) which bounds some of the western and southern boundary of the Site.

4.37 The Site comprises a former industrial Site, a public park and brickworks. Coventry canal demarks much of the western boundary of the Site. A mosaic of brownfield habitats have established on this former industrial Site and include establishing shrub and ruderal, semi-improved grassland, ephemeral/short perennial, bare ground and rubble/earth mounds. Mature tree and shrub planting, as well as rank grassland (of former or current amenity value) is present along the canal, within the former industrial estate and within Webster’s Park.

4.38 Several water bodies are present within the Site including an ornamental pond to the northwest, a pond within Webster’s Park and ephemeral ponds and ditch within the brickworks area. An area of willow scrub over an inundated depression is present near to the canal edge to the southwest of the Site.

4.39 A complex of buildings of varying ages from the late 1800s are present around the former brickworks area and some buildings remain along the Foleshill Road boundary.

4.40 The Application Site has potential to support bats, nesting birds, amphibians, reptiles and invertebrates. Surveys of the site are on-going and, as well as the extended Phase 1 and detailed botanical surveys, protected species surveys underway include: bat transect, static detector and emergence surveys (limited evidence of bat activity so far); checks for otter and water vole along the canal edge (no evidence seen); breeding bird survey; reptile survey, and specialist invertebrate survey.

Scope of the Ecology Assessment

4.41 Table 6 presents a summary of the scoping process, identifying which likely environmental effects have been scoped in (i.e. those which are considered significant) and out of the assessment during both the construction and completed development
phases, and the assessment methodology which will be used to assess the likely significant effects.

### Table 6: Ecology Scope relating to the Application Site

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction and Completed Phase</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Effect on sites of international importance such as SACs, SPAs, RAMSAR sites.</td>
<td>x</td>
<td>There are no internationally designated sites within 10km of the Application Site</td>
<td>N/A</td>
</tr>
<tr>
<td>Effect on sites of National Importance e.g. SSSI</td>
<td>x</td>
<td>Only one national geological designation (SSSI) is present within 2km and this site is acknowledged to have been destroyed.</td>
<td>N/A</td>
</tr>
<tr>
<td>Effects on non-statutory designated sites including accidental damage, increased disturbance (noise and lighting), increased recreational pressure</td>
<td>✓</td>
<td>The site contains two ‘Ecosites’ although these have been altered/destroyed. The site is adjacent to Coventry Canal Ecosite and potential Local Wildlife Site</td>
<td>Ecological surveys will be conducted to evaluate the habitats present and to identify any protected/notable species that are present within the Application Site. An assessment of the effects will be undertaken which will be informed by the Institute of Ecology and Environmental Management (IEEM) guidelines (2006). Appropriate avoidance, mitigation, compensation and enhancement measures will be recommended within the ES. All relevant ecological stakeholders will be</td>
</tr>
<tr>
<td>Disturbance, damage or loss of habitats during construction and the completed phase</td>
<td>✓</td>
<td>The Application Site includes a mosaic of brownfield habitats, including certain small waterbodies, much of which will be impacted by remediation and construction work.</td>
<td></td>
</tr>
<tr>
<td>Effects on protected/notable species including killing/injury, disturbance, damage and population fragmentation</td>
<td>✓</td>
<td>Given the range of habitats present and historic records from the area, the Application Site has potential to support protected/notable species.</td>
<td></td>
</tr>
</tbody>
</table>
Methodology

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (√) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>contacted to provide information on the likely effects of the Proposed Development on the Ecosites, protected/notable species and to provide advice on the avoidance, mitigation, compensation and enhancement methods required.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Potential Sensitive Receptors

4.42 The following potentially sensitive receptors have been identified with regards to ecology:

- Non-statutory wildlife designations;
- Habitats within the Application Site; and
- Protected/notable species that may use the Application Site.

Archaeology And Cultural Heritage

Introduction

4.43 The National Planning Policy Framework provides guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains and guidance on listed and other historic buildings.

Baseline Conditions

4.44 A desk-based heritage assessment has been completed which identified the following:

- virtually all of the site has been subjected to ground disturbance in the form of industrial buildings and clay pits and spoil heaps associated with a surviving
brickworks. It is therefore unlikely that any buried archaeological assets pre-dating the late 19th century survive;
• however, the foundations of two former kilns associated with the late 19th century brickworks in the south-eastern corner of the Site could still survive and the brickworks itself, which includes a large kiln, two chimneys and other associated buildings, is of potential built heritage value;
• the former Courtaulds building on the Foleshill Road frontage also has potential built heritage value; and
• the western and south-western site boundaries of the site lie within the Coventry Canal Conservation Area.

4.45 In summary, the heritage assessment has identified that the buried archaeological remains of two substantial brick kilns could survive in the south-eastern corner of the site and that some of the surviving elements of the brickworks and also the former Courtaulds building on the Foleshill Road frontage are of potential built heritage significance.

Scope of Assessment

4.46 Table 7 presents a summary of the scoping process, identifying which likely environmental effects have been scoped in (i.e. those which are considered significant) and the assessment methodology which will be used to assess the likely significant effects.

Table 7: Archaeology and Cultural Heritage Scope relating to the Application Site

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (√) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effect on Conservation Area.</td>
<td>✓</td>
<td>The site partially falls within the Coventry Canal Conservation Area which could lead to changes to the physical nature and setting of the Conservation Area.</td>
<td>Visual assessment of changes that will be brought about by the proposed development. Consultation with Coventry City Council and English Heritage.</td>
</tr>
<tr>
<td>Likely Significant Effect</td>
<td>Scoped in (✓) / out (x)</td>
<td>Reason</td>
<td>Assessment Methodology</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------</td>
<td>--------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Effect on other designated heritage assets including Listed Buildings.</td>
<td>x</td>
<td>There are no listed buildings or other designated heritage assets within the Application Site. The Grade II* listed Bird Grove House lies about 100m to the south but there will be no impact on the setting of this or other listed buildings in the wider vicinity.</td>
<td>N/A</td>
</tr>
<tr>
<td>Effect on the potential buried remains of two late 19th century brick kilns.</td>
<td>✓</td>
<td>Construction may lead to the loss of archaeological remains.</td>
<td>Analysis of the potential for archaeology to survive. Consultation with Coventry City Council and English Heritage regarding the heritage value of the buried brick kilns.</td>
</tr>
<tr>
<td>Effect on other known and previously unrecorded archaeological remains</td>
<td>x</td>
<td>The Application Site has only very low potential for the recovery of pre late 19th century archaeological remains and no further assessment is required.</td>
<td>N/A</td>
</tr>
<tr>
<td>Effect on the standing remains of a late 19th century brickworks.</td>
<td>✓</td>
<td>Construction may lead to the loss of a site of potential industrial archaeological significance.</td>
<td>Built heritage assessment of the brickworks and the former Courtaulds building in order to establish their heritage value. Consultation with Coventry City Council and English Heritage regarding the heritage value of the standing buildings.</td>
</tr>
<tr>
<td>Effect on the former Courtaulds building on the Foleshill Road frontage.</td>
<td>✓</td>
<td>Construction may lead to the loss of a site of potential industrial archaeological significance.</td>
<td></td>
</tr>
</tbody>
</table>

4.47 The following potentially sensitive receptors have been identified with regards to archaeology and cultural heritage:

- Coventry Canal Conservation Area;
• Buried and standing remains of a late 19th century brickworks; and
• Former Courtaulds building on the Foleshill Road frontage.

WATER RESOURCES AND FLOOD RISK

Introduction

4.48 This Chapter of the ES will assess the likely significant effects relating to water resources and flood risk impacts, specifically water supply, groundwater quality, flood risk and foul and surface water drainage.

Baseline Conditions

4.49 The Application Site, which is currently a mix of vacant commercial use and vacant land, it is estimated to have significantly impermeable areas associated with the existing buildings. The canal runs along the southern boundary of the Application Site.

4.50 In terms of flooding, data from the Environment Agency’s Flood Zone Mapping (Ref. 18) shows that the Application Site is located within an area designated as Flood Zone 1, and therefore has the lowest level of flood risk.

4.51 In terms of groundwater, the Environment Agency website (Ref. 19) indicates that the Application Site is located within the Total catchment of a groundwater source protection zone.

Scope of the Water Resources and Flood Risk Assessment

4.52 Table 8 presents a summary of the scoping process, identifying which likely environmental effects have been scoped in (i.e. those which are considered significant) and out of the assessment during both the construction and completed development phases, and the assessment methodology which will be used to assess the likely significant effects.
### Methodology

#### Table 8: Water Resources and Flood Risk Scope

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Supply</td>
<td>✓</td>
<td>Potential increase in water demand for construction purposes</td>
<td>A Flood Risk Assessment will be undertaken based on the requirements of National Planning Policy framework and associated Technical Guidance.</td>
</tr>
<tr>
<td>Groundwater Quality</td>
<td>✓</td>
<td>Potential contamination risk to groundwater</td>
<td>Discussions are being held with the relevant utility service providers.</td>
</tr>
<tr>
<td>Flood Risk</td>
<td>✓</td>
<td>Potential for groundwater regime to be disrupted via sub-surface works</td>
<td></td>
</tr>
<tr>
<td>Foul &amp; Surface Water Drainage</td>
<td>✓</td>
<td>Potential increase in foul water discharge and surface water run-off from the site</td>
<td>A Drainage Strategy will also be prepared to assess the existing and proposed means of foul and surface water disposal.</td>
</tr>
<tr>
<td><strong>Completed Development</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Supply</td>
<td>✓</td>
<td>Potential increase in water demand due to increase in local population as a result of the proposed development</td>
<td>A Flood Risk Assessment will be undertaken based on the requirements of National Planning Policy framework and associated Technical Guidance.</td>
</tr>
<tr>
<td>Groundwater Quality</td>
<td>✓</td>
<td>Potential contamination risk to groundwater</td>
<td>Discussions are being held with the relevant utility service providers.</td>
</tr>
<tr>
<td>Flood Risk</td>
<td>✓</td>
<td>The Proposed Development may result in an increased risk to adjacent areas</td>
<td></td>
</tr>
<tr>
<td>Foul &amp; Surface Water Drainage</td>
<td>✓</td>
<td>Potential increase in foul water discharge and surface water run-off from the site</td>
<td>A Drainage Strategy will also be prepared to assess the existing and proposed means of foul and surface water disposal.</td>
</tr>
</tbody>
</table>

### Potential Sensitive Receptors

4.53 The water quality and resources receptors which have been identified as being sensitive are considered to be:

- Surface and ground waters;
- Receiving Sewer Networks
- Water bodies (Coventry canal)
Methodology

- Surrounding residents; and
- Future occupants of the Proposed Development.

SOCIO ECONOMICS

Introduction

4.54 The socio economic assessment will consider the significant effects of the Proposed Development in terms of population, housing and employment. The assessment will describe the methodology; the baseline conditions at the Application Site and in the surrounding area; the likely effects of the Proposed Development; possible mitigation measures required to prevent, reduce or offset the likely significant effects and maximise local benefits; and the likely residual effects.

Baseline Conditions

4.55 The Application Site is located within the Foleshill area of Coventry. There are numerous GP surgeries within two miles of the Application Site, with the closes being at Edgwick Medical Centre and Malling Health, and also Foleshill Dental Practice is within 1km of the site. The nearest primary school is Broad Heath Primary School, which is located on the north eastern corner of the site and is being transferred 1 acre of land to allow for improvements as part of this development. Further education is provided at Barr's Hill School and Community College, which is located approximately 1.5km to the south west of the site.

Scope of the Socio Economic Assessment

4.56 Table 9 presents a summary of the scoping process, identifying which likely environmental effects have been scoped in (i.e. those which are considered significant) and out of the assessment during both the construction and completed development phases, and the assessment methodology which will be used to assess the likely significant effects.
Table 9: Socio Economic Scope relating to the Proposed Development

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Creation of jobs,</td>
<td>✓</td>
<td>A number of jobs will be created during construction of the Proposed Development which may lead to a potentially significant effect on local unemployment.</td>
<td>A qualitative assessment will be made.</td>
</tr>
<tr>
<td>directly and indirectly,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>by the Proposed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development, during</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>construction.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Completed Development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Creation of jobs,</td>
<td>✓</td>
<td>The Proposed Development comprises 75,000 sq ft of employment floorspace and so will have a long term effect on local employment provision.</td>
<td>The assessment will include consultation with relevant service providers (CCC, Coventry Primary Care Trust), baseline assessment using a range of official data sources, assessment of effects using demographic and economic models adapted to reflect local conditions and identification of mitigation measures, where necessary.</td>
</tr>
<tr>
<td>directly and indirectly,</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>by the completed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>phase of the Proposed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Provision of new</td>
<td>✓</td>
<td>There is potential for the Proposed Development to have significant effects through achieving relevant policy targets and addressing need and demand for housing.</td>
<td></td>
</tr>
<tr>
<td>homes in a variety of</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>residential tenures</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>and the subsequent</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>effects on the</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>population.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Effect on the</td>
<td>✓</td>
<td>The Proposed Development will result in an increase in population within the Application Site and has potential to significantly affect the capacity of existing local community facilities.</td>
<td></td>
</tr>
<tr>
<td>capacity of community</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>facilities.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4.57 Listed below are socio economic receptors which have been identified as being sensitive to the Proposed Development:

- Local community provision;
- Residents of neighbouring communities; and
- Local businesses and employees.

**CONTAMINATION**

**Introduction**

4.58 The potential for contaminated land to exist on the Application Site and for potential effects on construction workers and future occupants/users of the Proposed Development has been considered.
Baseline Conditions

4.59 The Application Site generally comprises derelict industrial land. The northern, western and southern parts of the subject area used to be occupied by the former Courtaulds Engineering Site, the majority of these buildings have been demolished leaving the floor slabs and below ground structures. Only the main offices and a second small office fronting Foleshill Road (used by West Midlands Police) remain in this area of the site. In the southern part of the site there a number of structures associated with a former brickworks; these include chimneys, kilns and brickworks buildings. Some of the buildings are still in use. The remainder of the site i.e. the north western and western site areas are former clay pits that have been infilled with a variety of wastes over the years. These are described as four separate ‘landfill sites’ which have been infilled at different stages. The landfill areas are currently occupied by a formal landscaping with a large peripheral bund. Immediately to the south of the site is an existing scrap metal works (EMR). The development history of the Application Site has been determined by reference to County Series and Ordnance Survey topographical mapping dating back to 1887 (Ref 20). A summary of the site’s uses are presented in Table 11.

Table 10: Development History of the Application Site

<table>
<thead>
<tr>
<th>Year</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1887</td>
<td>In 1887 the subject area was occupied by two residential properties that fronted Foleshill Hill. At this time the majority of the remaining area was undeveloped open land, with the exception of two small brick works in the south of the site.</td>
</tr>
<tr>
<td>1906</td>
<td>By 1906 the brick works had expanded significantly over the south eastern area, the brickworks was served by a railway and sidings along the southern boundary</td>
</tr>
<tr>
<td>1923</td>
<td>The plans dated 1923 show further expansion of the clay pits across the central area of the site. A concrete works is also identified in the west of the site at this time.</td>
</tr>
<tr>
<td>1937</td>
<td>By 1937 the majority of the site is shown to be occupied by open (or infilled) clay pits which serve the Webster’s Brick Works located in the south of the site. The only area which is not affected by the excavations in the land fronting Foleshill Road which is occupied by works buildings associated with ‘Courtaulds (artificial silk) Works’</td>
</tr>
<tr>
<td>1961</td>
<td>By the 1960’s the Courtaulds Works are shown to have expanded towards the east over part the former brickworks excavations. The clay pits in the west and south west were shown to have been infilled at this time</td>
</tr>
</tbody>
</table>
1968  By the late 1960’s it appears that excavations were restricted to the central area of the site with the northern area referred to as a ‘refuse tip’.

1970 - 2004  The remaining clay pits were infilled between the 1970’s to 2001. The northern part of Webster Hemming Landfill Site was landscaped in the 1990’s. This has resulted in a large landscape mound (50m wide ‘bund’) approximately 3.5m in height over the site eastern corner of the proposed development area.

Recent  With exception of the offices and a small works units the Courtaulds Works were dismantled leaving the concrete floor slabs and external hard standing

4.60  The historic and present uses of the majority of the Application Site indicate that significant contamination is possible. The western part of the site has a long history of industrial uses principally associated the manufacture man made fabrics (by Courtaulds), previous investigations at the site have identified significant levels of petroleum hydrocarbon contamination in localised areas of the former Courtaulds Works (Ref. 21). Petroleum hydrocarbons have also been identified within the groundwater at this location.

4.61  The majority of the site (including the Courtaulds area) has a history of clay extraction for brick making purposes. The land has been backfilled at various stages from a variety of sources. These sources include: wastes from the on-site industrial processes from the Courtaulds works, wastes from the brick making processes; imported inert wastes from local sources and domestic refuse. The majority of the site is therefore overlain by made ground materials varying from a depth of 2m to up to 30m+.

4.62  The land filling areas are recorded by Environment Agency (Ref. C) as four individual landfill sites within the whole of the Paragon Park site. The four recorded sites are:

*Webster Hemming Landfill* - This is a large landfill occupying the central part of the Paragon Park site, this landfill encroaches onto the proposed residential development. The site is likely to have been backfilled with inert manufacturing, construction and demolition wastes together with organic chemical waste products associated with the Courtaulds synthetic fabric manufacturing processes (Ref. 21). A series of ten gas venting boreholes were installed on the western edge of this site in 1991, following records of methane in the gas monitoring boreholes. These venting boreholes are shown on a relatively recent survey of the site, although none are shown on the proposed residential development area, pipes are identified immediately to the north and south of the subject area (Ref. 21).
Webster’s Closed Landfill (or Webster’s Area B) - This landfill lies adjacent to the proposed residential area. It is again part of the infilled clay pit with records of domestic wastes and other putrescible materials from Courtaulds. The site is actively gassing and has mitigation measures installed (i.e. gas vent trenches, vent boreholes and dispersal unit). In 2002 Coventry indicated that the monitoring had not revealed any evidence to suggest the gases were migrating outside the boundaries of the landfill (Ref. 21). This is an area of proposed public open space.

Webster’s A Landfill - The majority of the defined area of this landfill is outside the proposed residential land and lies within the area of proposed public open space. Webster A was licensed for inert fill including construction, demolition and dredging wastes. Infilling had ceased by 2001 (Ref. 21).

Webster’s C Landfill - This landfill area is located beneath the proposed residential area immediately to the south of the proposed public open space. Records indicate that the Webster C was also licensed for inert fill including construction, demolition and dredging wastes and infilling works had ceased by 2001 (Ref B).

4.63 Previous investigations (Ref. B) indicate widespread but low level metal and polyaromatic hydrocarbon contamination within the general landfill materials. In addition localised pockets of asbestos contamination has been identified within the made ground materials.

4.64 Ground gas monitoring carried out at the site (Ref. B) has identified elevated levels of both carbon dioxide and methane as various locations across the site. The ground gases are considered to be associated with the degradation of organic fill materials and vapours from the areas of hydrocarbon contamination. An active gas extraction system has been constructed within the Webster's B landfill; this is to remain in operation during and following the development.

Scope of Assessment

4.65 Table 11 presents a summary of the scoping process, identifying the likely environmental effects during both the construction and completed development phases.
### Table 11: Contamination

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (√) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Presence of contaminated soils and there possible effects on construction workers, end users and controlled waters.</td>
<td>✓</td>
<td>Significant levels of contamination have been identified in localised areas of the site. Remedial works will be required to treat the contaminated materials and minimise the future risks to the end users of the site and controlled waters.</td>
<td>Supplement the existing SI information with additional sampling and testing. Carry out CLEA Human health risk assessment and prepare a remediation strategy.</td>
</tr>
<tr>
<td>2. Presence of contaminated groundwater and there possible effects on construction workers, end users and controlled waters.</td>
<td>✓</td>
<td>Significant levels of contamination have been identified in both the soils and groundwater in localised areas of the site. Remedial works will be required to treat the contaminated materials and minimise the future risks to the end users of the site and controlled waters.</td>
<td>Supplement the existing SI information with additional sampling and testing. Carry out a detailed quantified risk groundwater assessment and prepare a remediation strategy.</td>
</tr>
<tr>
<td>3. Presence of elevated levels of carbon dioxide and methane and there possible effects on constructions workers and end users of the site.</td>
<td>✓</td>
<td>Significant levels of methane and carbon dioxide have been identified in the near surface materials. Remedial measures will be required to protect proposed properties from the ingress of ground gases.</td>
<td>Continue the gas monitoring at the site and carry out a ground gas assessment. Prepare a remediation strategy to address the identified ground gas conditions.</td>
</tr>
<tr>
<td>Completed Development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Completed Phase of Proposed Development and effect on ground conditions</td>
<td>✓</td>
<td>The proposed development is unlikely to provide new sources of contamination. The remedial measures will need to be designed to minimise the risks associated with any remnant contamination.</td>
<td>Using CLEA, BRE clean cover and ground gas risk assessment models design a remediation scheme to protect future users of the site.</td>
</tr>
</tbody>
</table>

4.66 It is anticipated that there are significant potential effects with regard to contamination as a result of the proposed development.
**Methodology**

**WASTE**

**Introduction**

4.67 The potential for generation of significant quantities/types of waste during construction and occupation of the Proposed Development has been considered.

**Baseline Conditions**

4.68 The Application Site currently comprises predominantly vacant land with isolated buildings within the site boundary which are to be demolished as part of the development. Therefore limited waste is expected to be generated by the Application Site at present.

**Scope of Assessment**

4.69 **Table 12** presents a summary of the scoping process, identifying the likely environmental effects during both the construction and completed development phases.

**Table 12: Waste**

<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>scoped in (√) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 1. Potential exists for significant generation of waste during construction. | x | • A Construction Environmental Management Plan will be implemented that will seek to minimise the amount of waste generated during construction and, where such waste generation is unavoidable, will seek to maximise the recycling and re-use potential of construction materials.  
  • Demolition of the existing buildings on-site will generate limited quantities of waste (e.g. masonry and timber), which will be reused on-site where possible.  
  • Any asbestos that may be present within the buildings on-site will be limited in quantity and appropriately removed by a specialist contractor prior to bulk demolition and transported to an appropriate disposal facility, such that there will be no significant effects. | N/A |
<table>
<thead>
<tr>
<th>Likely Significant Effect</th>
<th>Scoped in (✓) / out (x)</th>
<th>Reason</th>
<th>Assessment Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>✗</td>
<td>• The proposed landscaping scheme will also seek to re-use excavated materials on-site and, where possible, attain a cut/fill balance. Limited quantities of waste are therefore expected to arise during the construction of the proposed development and these will be managed by a Site Waste Management Plan to ensure the sustainable management of waste.</td>
<td></td>
</tr>
<tr>
<td>2. Generation of hazardous waste arisings.</td>
<td>✗</td>
<td>Given the existing uses of the Application Site, the potential for hazardous waste production during construction is unlikely.</td>
<td></td>
</tr>
<tr>
<td>Completed Development</td>
<td>✗</td>
<td>The proposed development will be a predominantly residential development in which appropriate opportunities for waste management will be provided to encourage waste minimisation (e.g. recycling facilities). The operation of the development is not anticipated to generate a significant proportion of waste.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

4.70 It is not anticipated that there would be significant effects with regard to waste as a result of the Proposed Development and it is proposed that waste is scoped out of the ES.
5.0 THE ENVIRONMENTAL STATEMENT

Content of the ES

5.1 The ES will address the requirements of Parts 1 and 2 of Schedule 4 of the EIA Regulations. The anticipated structure and content of the ES is as follows:

1. Introduction – explanation of the background to the scheme and the ES;
2. EIA Methodology – a definition of the EIA process and explanation of the assessment methodology undertaken;
3. The Application Site – detailed description of the Application Site and the surrounding area;
4. The Proposed Development – a detailed description of the Proposed Development;
5. Alternatives and Design Evolution – a review of all viable alternatives and the need for the Proposed Development; and

5.2 Each of the subsequent technical chapters will include: a brief review of relevant National and development plan policies (relevant to the technical issues); description of the baseline conditions; identification of the potential significant effects and assessment of the significant effects; identification of mitigation measures; and a review of the residual effects.

1. Transport and Access
2. Air Quality;
3. Noise and Vibration;
4. Townscape and Canal;
5. Ecology and Nature Conservation;
6. Archaeology and Cultural Heritage;
7. Water Resources and Flood Risk;
8. Socio Economics;
9. Contamination; and
10. Waste.

5.3 The ES will conclude with the following two summary chapters:

1. Summary of Mitigation and Monitoring – a summary of all mitigation and monitoring measure proposed; and
2. Statement of Significance – summary of the residual effects and conclusions.

5.4 The ES will be supported where appropriate by Technical Appendices and a non-technical summary, which will be provided in separate volumes.
REFERENCES

Ref 1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 1824) as amended
Ref 2 Department of Communities and Local Government (DCLG) (June 2006) A guide to good practice and procedures, a consultation paper, HMSO, London
Ref 5 Coventry City Council (2001) Coventry Development Plan, Coventry
Ref 6 Coventry City Council (2012) Coventry Core Strategy Proposed Submission, Coventry
Ref 7 Office for the Official Publications of the European Communities (1999) Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions, Luxemburg
Ref 8 Design Manual for Roads and Bridges (DMRB) Volume 11; Environmental Assessment
Ref 9 Institute of Environmental Assessment (IEA) (1993) Guidelines for the Environmental Assessment of Road Traffic
Ref 10 Department for Transport and Local Communities (2007) Guidance on Transport Assessment
Ref 12 BSI, (2009); BS5228 - Noise and Vibration Control on Construction and Open Sites, BSi, London.
Ref 13 Her Majesty’s Stationary Office, (1974); Section 72 of the Control of Pollution Act.
Ref 14 Department of Transport/Welsh Office, (1998); Calculation of Road Traffic Noise.
Ref 15 Highways Agency, (2011); Design Manual for Road and Bridges Volume 11 Section 3 Part 7-Traffic Noise and Vibration.
Ref 16 BSI, (1999); BS8233 - Code of Practice for Sound Insulation and Noise Reduction for Buildings, BSi, London.
Ref 18 Environment Agency Website (Flood Zone Mapping) – www.environment-agency.gov.uk
Ref 19 Environment Agency Website – www.environment-agency.gov.uk
Ref 21  BWB Consulting Ltd Phase 1 and Phase 2 Geo Environmental Assessment Report dated May 2009.

Ref 22  Environment Agency Website (What’s in your backyard?)– www.environment-agency.gov.uk
FIGURE 1
Application Site Boundary