Dear Claire

UNIVERSITY HOSPITAL AND WALSGRAVE HILL FARM: Scoping for Environmental Impact Assessment

As you know, we act on behalf of University Hospitals Coventry and Warwickshire NHS Trust and Gallagher Estates who are jointly devising development proposals for land at the new University Hospital and Walsgrave Hill Farm which lies east of the hospital adjacent to the A46 and B4082. University Hospitals Coventry and Warwickshire NHS Trust and Gallagher Estates seek to submit a planning application in due course and request a scoping opinion in line with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011.

Background

The development proposals seek to deliver significant infrastructure improvements for the hospital enabled by the development of Walsgrave Hill Farm. Walsgrave Hill Farm is allocated as a housing site in the City of Coventry Unitary Development Plan 1996 – 2011. Policy H8 identifies the site as a principal housing site the development of which may be considered favourably should the opportunity arise for coordination of infrastructure provision, in particular access provision, for housing and the redevelopment of the Hospital.

The Inspectors Report on the Core Strategy from 2009 clearly supported the allocation. He recognised that “partly due to its operational scale as a regional facility, the Hospital urgently needs a second (emergency only) vehicular access but this cannot be taken directly from the A46 for highway safety reasons, according to the HA” (paragraph 3.110). Further he stated:

“A comprehensive scheme on the basis now jointly envisaged would provide not only the new second access, as well as improved car parking for the hospital, but also a linear public park along the river corridor and links to the bridleway leading to Coombe Abbey Park to the east of the city. Providing that the details include noise attenuation measures from the A46, retention of the setting of Hungerley Hall Farmhouse and the provision of SUDS, I am
satisfied that the revised scheme for about 900 new dwellings would be appropriate and acceptable in principle." (Para. 3.114)

Scope of EIA

It is considered that the proposals fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 and, as such, we are undertaking an environmental impact assessment of the proposals.

In September 2007, David Lock Associates submitted a scoping report and scoping plan to Coventry City Council and requested a formal scoping opinion from the Council. Over the course of time some minor changes to the proposals have been made and it is considered that an amended Scoping Opinion is required. The revised description of development which to be used for this Scoping Opinion is as follows:

Distributor road/blue light, connection and bus route from B4082 linking to the hospital; Additional ancillary highways works; Two car parks providing a total of approximately 1800 car parking spaces; Residential development of up to 600 dwellings including affordable housing; Compensatory flood storage; Noise mitigation measures; Landscaping; Public open space and ground remodelling and any necessary demolition.

As the formal description of development has changed we formally request a revised scoping opinion. We submit a scoping report with this letter to aid your consideration of the issues.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

D. A. Keene

DAVID KEENE
Director

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cc  Andrew May, University Hospitals Coventry and Warwickshire (by email)
    David Keyse, Gallagher Estates (by email)