



Coventry City Council

## **SCOPING OPINION**

### **THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND & WALES) REGULATIONS 1999**

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**Site:** Acetate Products Ltd, Old Church Rd/Foleshill Rd, Little Heath, Coventry.

**Description of Development:** Residential led (Use Class C3) mixed-use redevelopment of site to include over 10,000sqm of employment uses (Use Classes B1, B2 and B8) with associated car parking, open space and landscaping.

**Applicant:** Acetate Products Ltd.

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#### **1. Background**

- 1.1 The site covers an area of 16.36 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 11 February 2010 the applicant formally requested a Screening Opinion from the City Council in respect of the development.
- 1.3 A Screening Opinion was adopted by the City Council on the 18 March 2010. This concluded that an Environmental Statement was required to accompany any planning application for the development given the significant likely environmental impacts arising.
- 1.4 On the 20 July 2010 the City Council received a formal request from the applicant 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.
- 1.5 Enclosed with that request was an EIA Scoping Report prepared by Waterman Ltd. This covers the following matters:
  - Information that has been collated as part of the scoping process and consultations that have been or will be undertaken as part of the EIA;

- A description of the site and a summary of the existing environmental conditions on and in the vicinity of the site, including details of potentially sensitive receptors.
- The background to the proposed development and its nature and key elements.
- A review of those issues identified as potentially significant by the scoping process, which will need to be assessed in detail by the EIA.
- A draft outline of the proposed structure 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
- Sport England
- Severn Trent Water
- Warwickshire Wildlife Trust
- British Waterways
- The Coal Authority
- 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

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 parts 1 & II to Schedule 4 of 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 matters:

3.2 In terms of assessment of planning policy it will not be necessary to consider the West Midlands Regional Spatial Strategy as this was recently abolished by the new coalition Government. However, in terms of Supplementary Planning Guidance (SPG) the City Council's Green Space Strategy needs to be added to the list of those SPG documents

that are considered. Reference should also be made to the City Council's emerging Sports Facilities Strategy. Lastly, in respect of the City Council's emerging Core Strategy consideration should also be given to the Inspector's report on this which has recently been published.

- 3.3 An assessment of archaeology and cultural heritage should form part of the Environmental Statement. In this respect consideration should be given to the impact of any proposals on the setting of the Statutorily Listed St.Laurence's Church to the east of the site and potential archaeological remains of medieval settlement to the east of the Coventry Canal adjacent to Old Church Road.
- 3.4 Regard should also be had to the matter of compensatory open space provision if the proposals would result in the loss of 3 playing pitches on the eastern half of the site. Consideration should be given to the City Council's Green Space Strategy - which identifies both Foleshill and Longford wards as having a shortfall of open space provision across all categories including playing pitches and the emerging Sports Facilities Strategy. Sport England also suggest that regard is had to their Active People Diagnostics and Sports Facility Calculator.
- 3.5 In terms of ecology and nature conservation further assessment of impact on bat habitat should be undertaken given sitings of bats around St.Laurence's church to the east. Whilst the site may have been cleared of buildings, trees within the site may provide opportunities for bat roosting and bats may forage across the site.
- 3.6 The impact of proposals on existing trees within the site should be considered in respect of townscape/visual amenity and ecology/nature conservation. In this respect a Tree Survey and Tree Constraints Plan should be provided in full accordance with BS5837:2005.
- 3.7 In terms of water resources/flood risk consideration should be given to a Surface Water Management Plan (SWMP) for Coventry currently being worked up by Coventry City Council in partnership with the Environment Agency and Severn Trent Water. On brownfield sites the EA would expect a minimum 20% reduction in run-off to account for the future effects of climate change. Three SUDS treatment trains should be provided for re any development of this site.
- 3.8 In assessing ground conditions/contamination consideration should be given to impacts from the introduction of potentially polluting activities to the site during its use not just the construction phase (e.g impacts from potential B2 general industrial uses).
- 3.9 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.

- 3.10 The impact on the canal network should be considered and any drainage/surface runoff/discharge should be identified. Any drainage into the canal must be agreed with British Waterways.
- 3.11 In respect of all those impacts which are assessed in the Environmental Statement, mitigation measures should be detailed.
- 3.12 The issuing of this Scoping Opinion does not prevent the local planning authority from requesting further information at a later stage under Regulation 19 of the above Regulations.

DECISION DATE: 24th August 2010

Signed

A handwritten signature in cursive script, appearing to read "Tracy Daulton".

Development Manager