



## SCOPING OPINION

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

=====  
Site: **Redevelopment in the Wood End, Henley Green & Manor Farm area**

Description of Development: **Residential renewal scheme**

Applicant : **Bovis, Keepmoat & Westbury**

=====  
**1. Background**

- 1.1 On the 10 September 2007 Coventry City Council received a request from Ove Arup & Partners on behalf of the Applicant to provide a formal Scoping Opinion (in accordance with Regulation 10 of the Town and Country Planning [Environmental Impact Assessment] (England & Wales) Regulations 1999 (hereafter known as the 1999 Regs) as to what information should be submitted as part of an Environmental Statement [ES] that will accompany a planning application for the redevelopment of land in and around the Wood End, Henley Green and Manor Farm estates.
- 1.2 The proposed redevelopment will cover an area of up to 188 hectares and will involve the demolition of in the region of 1800 existing dwellings and the construction of around 3,500 new dwellings with modifications to the area's existing infrastructure and amendments and enhancements to the areas open space and brookstrays.
- 1.3 The development would fall within paragraph 10(b) of Schedule 2 of the above Regulations and in view of the scale of the proposed development, the potential impact on the natural environment and the magnitude and duration of the impact it is considered that project is one where an Environmental Impact Assessment [EIA] would be required.

## **2. Submitted Information**

- 2.1 In support of their request Ove Arup & Partners have submitted an EIA Scoping Study (ref 123569 August 2007).
- 2.2 This provides details of the proposed development and its location, likely extent of consultation and the key issues they recommend should be addressed ("Scoped-In) in the ES. These to include traffic, transport and access, air quality, noise and vibration, ground conditions, water resources, hydrology, flood risk and drainage, townscape and visual quality, archaeology and cultural heritage, ecology, construction waste and policy impacts and the approach to be adopted in the preparation of the ES in relation to these issues.
- 2.4 The Study envisages a fifteen year timescale with the development undertaken on a phased basis with the objective of delivering a holistic enhancement to the built, semi-natural and natural environment and will involved refurbishment as well as redevelopment. There will be a corresponding enhancement of the community, commercial and play facilities.

### **3. Consultation.**

- 3.1 In accordance with Regulation 10(4), the following bodies have been consulted:
- Natural England
  - West Midlands Regional Assembly
  - Coventry City Council as Local Highway Authority
  - Environment Agency
  - Highway Agency
- 3.2 Other interested external consultees were also consulted;
- Centro
  - Severn Trent Water
- 3.3 A copy of the responses received is attached as Appendix 1.

### **4. Decision.**

- 4.1 The local planning authority has had regard to the suggested scope of work for the Environmental Statement in relation to the matters set out in the Applicant's EIA Scoping Report, the matters raised in the Regulations 10(4) consultation responses and the requirements of paragraph 6 of Regulation 10 of the 1999 Regs.
- 4.2 Any ES must comply with the requirements of Part 1 & Part 2 of Schedule 4 to the 1999 Regs as they may be relevant.

- 4.3 In addition to the items raised in the Applicant's EIA Scoping which the City Council consider are all "Scoped-In" the following matters should also form part of any ES and are also "Scoped-In" -
1. Socio-Economic effects resulting from changes in population including community severance and integration and impact on access to community facilities such as education and health.
  2. Impact of the development (during and post construction) on the principal bus operators for this area and on the objectives and aims of the Local Transport Plan.
- 4.4 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 1999 Regs.

Decision date: 15 October 2007

Signed:



City Planning Manager.

Ian Prowse  
City Development Directorate  
Coventry City Council  
Civic Centre 4  
Much Park Street  
Coventry  
CV1 2PY

*Our Ref.:* JH/#169402  
*Your Ref.:* PT/P/IP/Gen F  
*Phone:* (0121) 214 7152  
*Fax:* (0121) 214 7010  
*Email:* JonathanHaywood@centro.org.uk  
*Date:* 4<sup>th</sup> October 2007

**For the attention of Ian Prowse**

Dear Sir,

**WOOD END, HENLEY GREEN AND MANOR FARM ENVIRONMENTAL IMPACT ASSESSMENT  
SCOPING REPORT.**

Thank you for the opportunity to comment on the Scoping Report for Environmental Statement in association with outline permission for the redevelopment at Wood End, Henley Green and Manor Farm areas of Coventry which we received on 5<sup>th</sup> September 2007. For information, details of public transport schemes are available at [www.centro.org.uk](http://www.centro.org.uk) in the first instance, and I can be contacted for further details if necessary.

In respect of Centro-WMPTA's interest, the following should be considered in the Environmental Statement:

The Local Transport Plan should be a key reference document as it highlights public transport schemes for this area and also addresses air quality, noise and climate change issues.

It is noted it is the intention that a Transport Assessment (TA) will be prepared and that this will inform the proposed redevelopment of the area. The TA should clearly demonstrate that existing transport schemes are properly accommodated and how any adverse effect will be mitigated. Centro-WMPTA would be happy to provide further information as necessary. All of the new homes must be within a maximum of 400 metres of a bus stop to keep the area within PTA access standards and assist in the use and promotion of sustainable public transport option.

On a more general note, the developers should contact Coventry City Council and Centro TravelWise teams to discuss setting up a new travel plan for the sites, to encourage public transport use.

I would appreciate you keeping me informed on the progress of this development and if you have any further queries, please do not hesitate to contact me on the above number.

Yours faithfully,

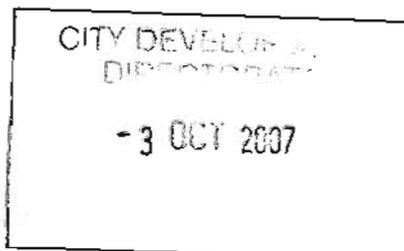
**JONATHAN HAYWOOD**  
**REGENERATION & PLANNING TEAM**

cc: John Sidebotham (5.1)

Date: 1 October 2007  
Our ref: SP38/WMC-02  
Your ref: PTP/P/IP/Gen F



Mr I Prowse  
City Development Directorate  
Coventry City Council  
Civic Centre 4  
Much Park Street  
Coventry  
CV1 2PY



Natural England  
Block B  
Government Buildings  
Whittington Road  
WORCESTER  
WR5 2LQ

T 01295 768539  
F 01295 768539

Dear Mr Prowse

**Notification under Regulation 12 of the Town and country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999**

**Environmental Statement – Proposed Redevelopment of Wood End, Henley and Green Manor Farm**

Thank you for your letter of 11 September giving Natural England the opportunity to comment on this scoping study.

I should begin by explaining that as part of the evolution of our new organisation, Coventry has been transferred from Robert Duff at Shrewsbury to me at our Worcester office. I would be grateful if you would update our entry in your records for future correspondence.

I am pleased to advise that Natural England considers the Scoping Study to have fully addressed the issues arising from the proposed redevelopment of Wood End, Henley Green and Manor Farm. I note from the report, that the consultants have contacted the relevant sources of information, but no mention is made of the GIS-based Habitat Biodiversity Audit in your Authority's possession and this may be of some use to them.

We would be pleased to provide any information to the applicants or their agent, if requested.

Yours sincerely

A handwritten signature in black ink that reads "J. A. Irving".

J A Irving  
Warwickshire Team