



SCOPING OPINION

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

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Site: **Redevelopment of the area around Coventry Railway Station
(Friarsgate Coventry)**

Description of Development: **Mixed-use redevelopment**

Applicant : **Cannon, Cannon & Kirk**

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1. Background

- 1.1 On the 12 June 2007 Coventry City Council received a request from Waterman Environmental 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 Coventry Railway Station.
- 1.2 The proposed development is for the redevelopment of the area around the train station (totalling some 14 hectares) comprising office development, residential units, a hotel and retail, food and drink facilities with a total floorspace in the region of 275,000 sq.m and new public transport interchange.
- 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 increase in traffic and that the impact of the proposal was likely to be more than local to the site it is considered that project is one where an Environmental Impact Assessment [EIA] would be required.
- 1.4 A formal request to extend the deadline for providing a Scoping Opinion was made to Waterman Environmental on 25 June 2007. The revised date of the 31 July 2007 was agreed by them on the 9 July 2007.

2. Submitted Information

- 2.1 In support of their request Waterman Environmental have submitted an EIA Scoping Study (ref EN6508/R/1.3.3/SR).
- 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 transport and access, air quality, noise and vibration, ground conditions and water resources, flood risk and drainage, townscape and visual quality, archaeology and cultural heritage, ecology, socio-economics, wind microclimate, daylight, sunlight and overshadowing and cumulative impact) and the approach to be adopted in the preparation of the ES.
- 2.3 The Study also identified issues (Waste & Light Pollution) which would be excluded ("Scoped-Out") of the ES.
- 2.4 The Study envisages a ten-year masterplan of new build to include car parking both underground, courtyard and on-street, engineering works associated with the construction of an 'at grade' vehicular and pedestrian route from the station to the north of the site at Greyfriars Green, reconfiguration of public transport interchange at the station forecourt, provision of new access points and new road system within the site, demolition of existing building and removal of Greyfriars roundabout and associated landscape and public realm works.

3. Consultation.

- 3.1 In accordance with Regulation 10(4), the following bodies have been consulted:
- Natural England
 - Coal Authority
 - Advantage West Midlands
 - West Midlands Regional Assembly
 - Coventry City Council as Local Highway Authority
 - Environment Agency
- 3.2 Other interested external consultees were also consulted;
- Centro
 - Coventry Airport
 - Network Rail
- 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 "Scoped-In" the following matters should also form part of any ES and are also "Scoped-In" -
1. The impact on and compliance with the West Midlands Economic Strategy and a socio-economic assessment of the proposed development against the relevant provision of the draft West Midlands Economic Strategy.
 2. Impact of the development (during and post construction) on the train operators and principal bus operators for this area and compliance with the Local Transport Plan.
 3. Impact of the development on existing transport schemes and how any adverse effect will be mitigated.
 4. Sustainability impacts to include possible provision of SuDS and consideration of rainwater harvesting/green roofs etc.
 5. The potential impact of the development on 'controlled waters' and to include as a minimum a phase 1 Desk Study including a conceptual model and preliminary risk assessment together with, if appropriate, a strategy for any further site investigations and remediation measures.
 6. Noise impacts on residents within and adjacent the site from commercial/late night uses (for example bars and restaurant).
 7. Socio-economic impact to address increased demand for amenity areas and open space inside and outside the site.
- 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: 31 July 2007

Signed:



Planning Control Manager. 

APPENDIX 1

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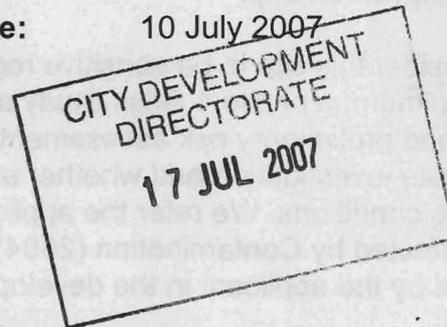
Environment
Agency

Mr Ian Prowse - Team Leader/Principal
Planning Officer - Projects
Coventry City Council
City Development Directorate
Tower Block Much Park Street
Coventry
West Midlands
CV1 2PY

Our ref: UT/2007/101654/01-L01

Your ref: PT/P/IP/Gen F

Date: 10 July 2007



Dear Mr Prowse

**NOTIFICATION UNDER REGULATION 12 OF THE TOWN AND COUNTRY
PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND
WALES) REGULATIONS 1999 - REQUEST FOR SCOPING**

**MIXED-USE DEVELOPMENT FOR OFFICES, RESIDENTIAL, HOTEL &
CATERING OUTLETS (275,000 SQ. M) WITH ASSOCIATED CAR PARKING,
HIGHWAY RE-CONFIGURATION WORKS AND NEW PUBLIC TRANSPORT
INTERCHANGE**

14 HECTARE SITE LOCATED NEAR COVENTRY RAILWAY STATION

I refer to your letter dated 12 June 2007 and the attached details regarding a Scoping Opinion for the development of the above site.

The Environment Agency has reviewed the details submitted and make the following comments:

Flooding/Surface Water Drainage Issues

The EIA Scoping Study submitted by Waterman Environmental identifies the issues that should be addressed including the provision of a Flood Risk Assessment (FRA) and surface water drainage proposals for the site.

We would point out however that the provision of SuDS and consideration of rainwater harvesting/green roofs etc should be included within any EIA.

Contamination Issues

The above application site is located near Coventry Railway Station at Grid Reference SP 33121 78393. The majority of the site lies within a Source Protection Zone III, the abstraction of which appears to be within 1km of the site boundary to

Environment Agency

Sentinel House, 9 Wellington Crescent, Fradley Park, Lichfield, Staffordshire, WS13 8RR.

Customer services line: 08708 506 506

Email: enquiries@environment-agency.gov.uk

www.environment-agency.gov.uk



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the Northwest. The British Geological Survey Map Sheet 169 of Coventry was consulted in determining the geology of the area. The eastern portion of the site is underlain by the Bromsgrove Formation (which is classified a major aquifer by the Environment Agency). To the west, the site is underlain by the Allesley Member of the Meriden Formation (designated a minor aquifer). There appears to be no superficial deposits on site. The nearest surface water feature is the River Sherbourne located approximately 400 metres to the northwest, it then flows in culvert in close proximity to the site.

It is believed there have been a number of historical potential sources of contamination on site.

We consider this site to be sensitive regarding risk to 'controlled waters' and request as a minimum; a phase 1 Desk Study should be supplied including a conceptual model and preliminary risk assessment. This will assist in determining a need for further site investigation and whether any remediation can be secured by means of planning conditions. We refer the applicant to PPS23 Annex 2: Development on Land Affected by Contamination (2004), which gives further information of what is required by the applicant in the development process.

We have no objection to the development in principle, but the above information is required in order for us to provide further comment.

You should note that in accordance with Government Policy detailed in Planning Policy Statement 23: Planning and Pollution Control (2004), it remains the responsibility of the landowner and developer to identify land affected by contamination and to ensure that remediation is undertaken to secure a safe development.

We look forward to receiving the full Environmental Statement in due course.

If you have any questions regarding the above information please contact James Kitchen on (01543) 404941.

Yours sincerely



Mr James Kitchen
Planning Liaison Team Leader

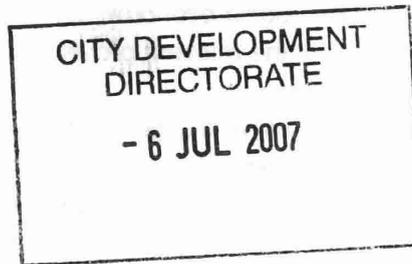
Direct dial (01543) 404941

Direct fax (01543) 444161

Direct e-mail james.kitchen@environment-agency.gov.uk

4th July 2007

Mr Ian Prowse
Team Leader/Principal Planning Officer-Projects
City Development Directorate
Coventry City Council
Civic Centre 4
Much Park Street
Coventry
CV1 2PY



Dear Mr Prowse

**NOTIFICATION UNDER REGULATION 12 OF THE TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND & WALES) REGULATIONS 1999**

Your Ref: PT/P/IP/Gen F

Thank you for consulting Advantage West Midlands (the Agency) on the request for an EIA Scoping Opinion, in respect of an outline planning application for the development of a 14 hectare site located near Coventry Railway Station. The Agency's role involves commenting on both major planning applications and acting as a consultee on the regional and local planning process. It takes as its reasoned basis, and main justification for comment, the aims and objectives of the West Midlands Economic Strategy (WMES)¹.

The Agency is mindful of the potential importance of this site in relation to regional economic interests, as the proposal is to involve a mixed use development for offices, residential, hotel and catering outlets (totalling in the region of 275,000 sq.m) with associated car parking, highway re-configuration works and new public transport interchange.

The WMES is of significance to the subject development proposal and is a material policy consideration to any future planning application. We note from the Waterman Environmental submission that the socio-economic assessment will identify the impact of the development in the context of economic policy at the regional level (paragraph 4.10.3 refers). As the proposed development includes the provision of commercial office space and the potential to generate new employment, the Agency would welcome the assessment to consider the relevant aspects of the WMES in terms of the proposed development.

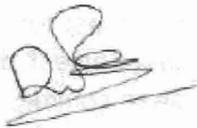
¹ Delivering Advantage: The West Midlands Economic Strategy and Action Plan 2004-2010 http://www.advantagewm.co.uk/site-tools/download.aspx?id=tcm:9-2614&file=/images/west-midlands-economic-strategy-2_tcm9-2614.pdf&title=The West Midlands Economic Strategy.

It should be noted, however, that the Agency is currently reviewing the existing WMES, with a draft strategy available for consultation. Consequently, the Agency would suggest that in this instance, the forthcoming socio-economic assessment for the proposed development should also be considered against the relevant provisions of the draft WMES².

A development such as this would generally deliver the fundamental aims of the WMES, in regard to the provisions of Pillar 3 – Creating the Conditions for Growth. This Pillar supports the delivery of good quality sites and buildings to create the conditions for economic growth.

The Agency looks forward to receiving a statutory consultation on the application in due course and I trust these comments will be considered alongside other responses.

Yours sincerely



Mark Pearce
Corporate Director for Economic Regeneration

² <http://www.advantagewm.co.uk/wmesreview.html>



Centro • WMPTA, Centro House, 16 Summer Lane, Birmingham, B19 3SD
 Tel: 0121 200 2787 Fax: 0121 214 7010 DX 712530 Birmingham 30
www.centro.org.uk

Ian Prowse
 City Development Directorate
 Coventry City Council
 Civic Centre 4
 Much Park Street
 Coventry
 CV1 5RR

Our Ref.: RLB/PT/P/IP/Gen F
Your Ref.: PT/P/IP/Gen F
Phone: (0121) 214 7229
Fax: (0121) 214 7010
Email: RachelBell@centro.org.uk
Date: 23rd July 2007

Dear Sir,

COVENTRY CITY CENTRE ENVIRONMENTAL IMPACT ASSESSMENT SCOPING STUDY

Thank you for the opportunity to comment on the EIA Scoping Study for Coventry City Centre, which we received on 20th June 2007. For information, details of public transport schemes are available at 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; -

Centro.WMPTA suggests that the organisations that have been identified for consultation should also include the train operators and principal bus operators for this area as well as Centro.WMPTA.

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

Additionally it is noted that a Transport Assessment (TA) will be prepared and that the outputs of this will feed into the Environmental Statement. The TA should clearly demonstrate that existing transport schemes are properly accommodated and how any adverse effect will be mitigated.

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,

RACHEL BELL
REGENERATION & PLANNING TEAM

CITY DEVELOPMENT
 DIRECTOR
 25 JUL 2007

cc: John Sidebotham (5.2), Chris Giles, Dave Niblett, Helen Osborn, David Ride, Clive Whatling.



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CHAIRMAN: Cllr. Gary Clarke. CHIEF EXECUTIVE: Geoff Inskip.

