



SCOPING OPINION

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

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Description of Development: Distributor road/blue light route from the B4082 linking to the hospital, erection of 600 free market and 150 key worker dwelling units and construction of an 1350 space car park and 450 space car park, with compensatory flood storage, noise mitigation measures, community facilities, public open space and landscaping.

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The City Council, as Local Planning Authority, has previously stated in writing in respect of a *similar but substantively different development*, its opinions:

- (a) that the development would be likely to have significant effects on the environment such that an Environmental Impact Assessment (EIA) should be carried out and an Environmental Statement (ES) be submitted by the developer containing the information required by Parts I and II of Schedule 4 of the Regulations ('the Screening Opinion'); and
- (b) as to the information to be provided in the Environmental Statement in accordance with Regulation 10 of Part IV of the Regulations, based on the submitted Draft Environmental Scoping Plan dated December 2006 (the Scoping Plan) and the Scoping Report for an Environmental Statement dated September 2006 (the Scoping Report), for that proposed planning application for the development ('the Scoping Opinion').

Revised plans have now been submitted.

The City Council, as Local Planning Authority has determined via the Screening Opinion adopted even date with this Scoping Opinion, that an Environment Statement is required for the revised development.

The City Council, as Local Planning Authority, has been requested to state a revised Scoping Opinion in writing.

This Scoping Opinion is based on the submitted a Scoping Report dated 14 September 2007 (the Scoping Report) and Scoping Plan UHC/001/042/d dated August 2007 (the Scoping Plan).

Submitted Environmental Scoping Report and Plan

The Scoping Plan proposals include:-

- A 1350 space surface car park would be constructed to the immediate east of the Acute Hospital and Clinical Service Support Department, on land extending southwards from the footpath R75.
- The housing land is indicated as two parcels, on either side of the River Sowe corridor to the rear of the acute hospital. One area of housing land is shown adjacent to the Mount Pleasant housing estate extending from the boundary of the Walsgrave Triangle Industrial Estate southwards to footpath R75 on the western side of the Withy Brook Tributary river corridor. This first area of housing measures about 2.3 hectares and is designated for the 150 units of key worker housing. The main housing area runs parallel with the housing and car park land on the eastern side of the River Corridor and extends to about 20 hectares. It is designated for market housing. This housing area includes about 9.3 hectares of land which was not proposed for housing development in the previous scheme and is therefore substantially larger than that previously assessed. This additional housing land is green field land outside of the Local Plan allocation site.
- A strip of land between the housing site and A46 is designated for possible noise attenuation. The noise attenuation area is included within the land area figures above.
- A 450-space car park would be constructed to the west of the acute hospital and to the immediate south of Hall Lane and Rowcroft Road.
- A new distributor road would run through the site, connecting from a new junction with the B4082, north past Hungerley Hall Farm, through an alignment close to the A46 to an indicative roundabout within the main housing area. The roundabout is by-passed by a blue light link road. From the roundabout the distributor road continues north-west, across the River Sowe, with proposed connections to the proposed housing and the new car park. A blue light ambulance route then links into the hospital site. 2 options are shown for the access link to the key worker housing area: one via Farber Road and from the B4082 via the new distributor road.
- The River Sowe and Withy Brook corridors and the area within the Green Belt immediately beyond the housing and car parking land is,

with the exception of the distributor road, indicated as 'Final proposed floodplain'.

- An existing temporary car park to the south of the hospital buildings is shown as being reinstated to a football pitch (a condition of a previous planning permission 47570/A).
- A car park to the west of the hospital site would revert to open space within the floodplain.

The Scoping Report provides elementary details of the proposed development and its location, the consultations undertaken and the approach to be adopted in the preparation of the Environmental Statement in respect of the assessment of potential effects of the development. The report looks specifically at the issues of Landscape and Visual Assessment, Ecology and Nature Conservation, Agricultural Land, Cultural Heritage/Archaeology, Socio-Economic Effects, Transport, Water Resources, Utilities and Energy Efficiency, Noise and Vibration Assessment, Air Quality and Contamination.

Consultation

In accordance with Regulation 10(4), the following bodies have been consulted:

- Coal Authority
- Countryside Agency
- Natural England
- Environment Agency
- Highway Agency
- National Grid
- Severn Trent Water Ltd.
- Warwickshire Wildlife Trust
- Coventry City Council as Local Highway Authority.

Decision

The City Council as Local Planning Authority has had regard to both the suggested scope of work for the Environmental Statement as set out on the Scoping Plan and in the Scoping Report together with the nature of the Regulations 10(4) consultation responses, and is of the view that in addition to matters set out in the Scoping Report any Environmental Statement shall address the following matters:

1. Ecology and Nature Conservation/ Landscape
A Tree Survey to BS 5837:2005 is required and should include any trees to be affected by the development. The survey should include a Tree Constraints Plan and Arboricultural Implications Assessment.

2. Contamination

If the desk top study finds that further intrusive works are necessary, then the following information should form part of the Environmental Assessment:-

- Site investigation- An investigation should be carried out in full accordance with the desk study and should be consistent with PPS23, BS5930, BS10175 and other authoritative and up to date guidance. The investigation should be designed to determine the risk posed to both on and off-site receptors.
- Risk Assessment- The risk assessment (16.12) should be undertaken in accordance with CLR11, relating to all pollution linkages identified in the conceptual model and site investigation.
- Remediation- If the risk assessment finds that remediation is required, a remediation method statement should be submitted.
- Ground Gas monitoring- If ground gas issues are identified as part of the conceptual model, proposals for a ground gas monitoring program would need to be submitted. If a potential source of gas is identified off-site, the program would need to include an assessment of the risk to off-site receptors. A risk assessment of the monitoring results, including recommendations for managing gas risk, should be submitted.

3. Construction impacts

An assessment of the impact of development during construction, both in terms of its nuisance potential to the surrounding area from dust and mud and its affect on air quality.

4. Noise and Vibration

An assessment of noise and vibration on both the nearest residential properties and proposed land uses. The proposed intended use of a 300 metre distance as a measurement for non-direct impact to be clarified. Reference should be included to noise arising from increased traffic levels on the A46.

5. Cultural Heritage

An assessment of the impact of the development on the grade II listed Hungerley Hall farmhouse and farm buildings. The impact on the character, setting and appearance of these listed buildings and whether the alignment of the road can be amended to reduce any adverse impact.

6. Water resources

A flood risk assessment in accordance with the guidelines set out in PPS25 taking into account the current flood risks and flood alleviation measure for the hospital, the affect of climate change as set out in the current DEFRA interim guidance note.

7. Ecology and Nature Conservation

A full ecological assessment, in accordance with the Institute of Ecology and Environmental Management's Guidelines for Ecological Impact Assessment in the UK and using species specific best practice surveying guidelines, should be undertaken, including:

- Assessment of the impact of the proposed development on the Withy Brook as well as the River Sowe and its river corridor (as both run within the site), also covering any off site ecological impacts including on the SSSI Combe Pond to the south east and Withy Brook Tributary to the north;
- Liaison with the Warwickshire Wildlife Trust, the West Midlands Bird Club and other independent ecological organisations to ensure that complete information is gained in the desktop study, particularly in regard to birds and otters; and
- A bird survey of land adjacent to and surrounding the proposed development site, including the Withy Brook and River Sowe corridors.

8. Utilities

An assessment of the possible impact of the proposals on electricity and any possible gas transmission infrastructure should be undertaken.

9. Transport

The Transport Assessment should be carried out in accordance with the March 2007 Guidance on Transport Assessments (GTA) and should :

- Take into account the impact of traffic movements to the hospital from all traffic generators (including the private hospital, Clinical Science Building and Hospice staff, hospital patients and visitors and additional bus movements from the distributor road) in addition to the current staff movements identified to assist in the determination of the impact of the proposals on the existing main hospital junction onto Clifford Bridge Road;
- Omit reference to junction analysis on a percentage traffic impact basis, using instead a test of materiality based on paragraph 4.92 of the GTA;
- Base the assessment on a 10 year design period using TEMPRO growth projections, rather than a 15 year period using NRTF low growth factor, unless the stated approach is justified;
- Include a full and detailed assessment of the existing sustainable transport options in the vicinity of the site.

10. Transport

The Transport Assessment should look at how cycle, footpath and possible road linkages could be provided from the proposed housing to the existing urban area and what impacts these would have on the local highway network.

11. Transport
The Transport Assessment should take into account the future predicted levels of employment for the hospital in addition to the 2006 levels. The future transport demands for the new housing should also be assessed, taking into account their occupants likely travel requirements and the accessibility of the proposed network.
12. Transport/ Energy Efficiency
The Travel Plan should be produced in accordance with current best practice guidance. In accordance with the March 2007 Guidance on Transport Assessments, it is necessary for the Travel Plan to inform the Transport Assessment (TA). The Travel Plan should be formulated with robust, challenging but achievable modal split targets and these targets should inform the likely level of traffic generation from the proposed development. The TA should also look at how the existing hospital green travel measures will be impacted upon by the development and whether they can be supported and improved upon as a result of the proposals.
13. Energy Efficiency/ Water Resources/Ecology and Nature Conservation
The potential for a sustainable form of development including the impact on the generation of greenhouse gases (particularly CO₂), the potential for Carbon Neutral Housing, the use of Sustainable Drainage Systems, the minimisation of off and on site flooding, the protection of controlled waters and habitat creation opportunities.
14. Landscape/ Socio-Economic/ Ecology and Nature Conservation
The potential for the creation of structural landscaping areas, public open space and linkages into the existing urban area and adjoining countryside.
15. Off-site impacts
The environmental impacts of any proposals for the wider area or resulting from the proposals and the mitigation measures proposed.
16. Air Quality
The air quality assessment should:
 - Include as assessment of the impact of increasing traffic on the A46 on air quality;
 - Consider the impact of the development areas of Coventry currently under detailed assessment (Coventry Updating and Screening Assessment 2007); and
 - Consider the possibility that the development itself may cause the designation of an Air Quality management Area.

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: 14th February 2008

Signed:

L. Wroe

City Planning Manager.