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Coventry City Centre South Development

EIA Scoping Report

February 2012

Coventry City Council

AVIVA

Contents

1 Introduction

Introduction

1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared in respect of the proposed redevelopment of the Southern Precinct area of Coventry city centre ("the Development"). Coventry City Council and Aviva ("the Applicant") intends to submit an application for outline planning permission to Coventry City Council ("the Council") in Spring 2012.

1.2 This Scoping Report is submitted in order to assist the Council with the adoption of a Scoping Opinion under Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 ("the EIA Regulations"). In preparing this Scoping Report, Drivers Jonas Deloitte and URS Scott Wilson has discussed details within the report with various technical Council Officers and certain statutory consultees in advance of formal submission to the Council.

1.3 In accordance with Regulation 13, paragraph 2, this report contains:

- A plan sufficient to identify the land; and
- A brief description of the nature and purpose of the Development and of its possible effects on the environment.

Requirements of an Environmental Statement

1.4 The EIA process is the mechanism by which development proposals are appraised in terms of environmental and socio-economic criteria, in addition to engineering and technical considerations. The EIA process defines the context of the proposed development and examines the issues considered pertinent.

1.5 The purpose of the EIA is to establish the nature of the Development and the environment on which it is likely to take place, during both construction (including demolition) and operational phases, so as to identify likely significant effects on the environment that may arise, by comparing the existing situation at the start of the work (baseline) with the situation once the Development is in place.

1.6 The EIA Regulations require that any proposed development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, may be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location.

1.7 The proposed development falls under the category of "Urban Development Projects" [Schedule 2, 10, (b)] as described in the Regulations. The applicable threshold above which EIA is more likely to be required is 0.5 hectare (ha). The indicative thresholds and criteria state that:

"In addition to the physical scale of such developments, consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination".

1.8 The proposals are of a greater scale than the existing development. On this basis the Applicant intends to prepare an Environmental Statement (ES) to accompany the planning application.

Purpose of the Scoping Report

1.9 The process of identifying any likely significant effects on the environment which should be addressed by the EIA is termed 'scoping' and the results are presented as a Scoping Report.

1.10 Regulation 13 of the EIA Regulations sets out the requirements for obtaining a Scoping Opinion from the relevant planning authority.

1.11 This Scoping Report sets out the framework within which the ES will be produced and the topic areas and information that will be contained within the document. Statutory Consultees have been / are invited to express their views on the proposed scope of the EIA, or suggest additional issues which may be considered to be of significance.

- Section 2 of this report provides a site description and outlines the nature of the proposals.
- Section 3 sets out the scope and structure of the ES and details those to be consulted.
- Section 4 provides details of the proposed EIA methodology to be used in assessing the scheme.
- Section 5 sets out the key issues that will be addressed by the EIA.
- Section 6 sets out those issues that will be scoped out of the EIA.

2 Site Description and Development Proposals

Site Context and Description

Site Context

2.1 The site is located within the southern part of Coventry city centre, generally referred to as "the City Centre South Area". It is bordered by the main shopping precinct to the north, Warwick Road and Greyfriars Road to the south, Hertford Street to the east and Queen Victoria Road to the west.

2.2 Coventry mainline railway station is located to the south of the site, on the southern side of the ring road gyratory. Beauchamp House is a residential apartment development to the south of the site boundary. The main bus station (Pool Meadow) is to the north of the site and there are bus stops along Corporation Street, Queen Victoria Street, Trinity Street and New Union Street. The ring road gyratory around the city centre provides strategic entrance points into the site.

2.3 A site context plan is provided at **Appendix 1**. This also illustrates the broad location and extent of other proposed developments in the general locality.

Site Description

2.4 The site is already intensively developed and is circa 6 hectares in area. A plan showing the currently suggested application red line boundary is provided at **Appendix 2**. The land within the red line boundary is hereafter referred to as the "Site".

2.5 The Site is predominantly in retail use but also includes a number of other uses including public car parking, offices, and other town centre uses such as banks and food and drink establishments. Residential accommodation (student apartments) also exists within the Site, situated in the upper floors of 10 – 12 Market Way.

2.6 The majority of existing retail within the Site is situated along the reconstructed post war Precinct Cross, Bull Yard, Hertford Street and City Arcade. The majority of the Site is vehicle free, with development set around various pedestrianised areas. Most existing built development is two storeys in height but the Site also includes some taller elements, including the Barracks multi-storey car park and a number of office blocks, notably the Coventry Point building.

The Development Proposals

2.7 The development seeks to provide for a flexible parameters-based outline planning permission for the retail-led redevelopment and renewal of land and buildings within the City Centre South area. The formal description of development is likely to be as follows:

Outline planning application (with all matters reserved) for the demolition, part demolition and alteration of buildings and structures and removal of trees, and construction of anchor store and unit shops (Use Classes A1, A2, A3, A4 and A5), hotel (Use Class C1), residential (Use Class C3), leisure (Use Class D2), new multi-storey car park, servicing arrangements, public realm and engineering works and other associated works and facilities and the stopping up of highways land at Bull Yard.

2.8 This is hereafter referred to as the "Development".

2.9 The main components and estimated areas of the Development (excluding car parking) are summarised in **Table 2.1** below. This equates to circa 55,000 sqm of new build floorspace and approximately 11,000 sqm of refurbished existing space within the Site. It should be noted that the application will be structured in such a way so as to provide flexibility, including in respect of the mix of uses and level of floorspace provided. As such, the amount of floorspace (and car parking spaces) may be higher or lower than identified in this section of the Scoping Report, albeit that the extent of variance will be controlled so as to be within development parameters which will be defined as part of the planning application and tested through the EIA process.

Table 2.1: Overview of the Development

New Retail (Use Class A1 – A5)	Retained / Refurbished Retail (Use Class A1 – A5)	New Residential (Use Class C3)	New Hotel (Use Class C1)	New Leisure (Use Class D2)
42,000 sqm	11,000 sqm	3,600 sqm	3,500 sqm	5,700 sqm

2.10 The Development would result in the demolition of a number of buildings and structures and the provision of new built floorspace. The Development also provides for the retention, refurbishment and potential sub-division of a number of existing buildings within the Site.

2.11 The Development would create additional retail (Use Class A1 – A5), hotel, residential and leisure (cinema) floorspace in the area but would cause a reduction in the floorspace of other existing uses within the Site, notably office provision.

2.12 In overall terms, and based on the figures included in Table 2.1 above, it is currently estimated that Development will increase total floorspace within the Site by around 10,000 sqm [existing floorspace provided within the Site (excluding car parking) identified to be lost (demolished) as a result of the Development is estimated to equate to 44,700 sqm].

Main Development Components

2.13 The following paragraphs describe the main components of the Development. This information is provided for guidance to assist the local planning authority in adopting a Scoping Opinion. As noted, the planning application will be in outline form (with all matters reserved) and structured so as to allow an element of flexibility in terms of floorspace, use mix and the physical parameters of buildings.

Retail

2.14 The design of new retail units, which would be predominantly two storeys in height, would retain the post war Precinct Cross with the fountain at its junction and with the opportunity for large format units along Market Way. A new three level anchor store is suggested for the south end of the Precinct Cross with an aim of creating a strong north - south customer journey with improved connection to Bull Yard and Hertford Street.

2.15 A number of larger units to the west of Hertford Street would likely be created and sections of Hertford Street would be broadened to create a stronger connection from Bull Yard to Hertford Square and Broadgate beyond.

2.16 A new improved entrance is proposed at the junction of Croft Road and Queen Victoria Road to improve footfall from the west and assist in better integrating IKEA into the city centre.

Car Parking and Servicing

2.17 The following table identifies the change in the amount of parking within / adjacent to the Site as a result of the Development:

Table 2.2: Change in Public Car Parking Provision

Car Park	Existing Spaces	Existing Spaces to the Lost	New / Retained Spaces
Barracks Lane Multi-Storey Car Park (also including roof top parking on the eastern side of Market Way)	460	-460	-
Lower Precinct comprising rooftop parking above the City Arcade and on the western side of Market Way	228	-228	-
Corporation Street Multi-Storey Car Park	757	0	757
Coventry Market rooftop parking	171	-	171
New Multi-storey car park (accessed via Greyfriars Road)	-	-	Circa 1,200

Car Park	Existing Spaces	Existing Spaces to the Lost	New / Retained Spaces
Total	1,616	-688	2,128

2.18 It is anticipated that the Development would result in a net addition of around 500 spaces above existing levels of public car parking provision within the Site. This increase would be achieved with a proposed new multi storey car park. It is anticipated that this car park could provide in the region of 1,200 spaces.

2.19 Servicing of new (and retained) units in the scheme would be via existing and reconfigured rear service areas and also through an element of controlled servicing to the front of units. Servicing of the basement of Coventry Retail Market would be provided as part of the Development.

Other Development Components

2.20 The public realm area along the Precinct Cross would be extended to the south and Shelton Square reoriented to draw footfall to the south of the Development. Improved public realm is proposed at the entrance from Queen Victoria Road. Sections of Hertford Street could be widened and improved public realm provided along the street and into Hertford Square.

2.21 The Three Tuns Grade II listed mural is located within the Site. The mural would be removed from the Site during the demolition phase of development and accommodated within an appropriate location within the Development. The Development will require the removal of an existing rooftop bridge structure to the Grade II listed Coventry Retail Market, linking the rooftop car park to the market to parking over existing units on the western side of Market Way. These works will be the subject of an application for listed building consent.

2.22 The Development would provide for a new hotel, residential apartments and leisure facility (a cinema), to be located above new retail units and to consolidate the draw of the southern part of Market Way and Hertford Street.

3 Scope, Structure and Consultation

Scope

3.1 A scoping exercise has been carried out in order to determine the likely significant effects on the environment that may arise as a result of the Development. This process enables the team to determine which technical disciplines are pertinent to the proposals and the scope of assessment required in order to allow any likely significant effects on the environment to be addressed as part of the EIA process.

3.2 This process has taken account of the proposed quantum and location of the Development, relevant planning policy, knowledge of the Site, and the professional opinion of the project team.

3.3 The information presented in the ES will be provided in accordance with Schedule 4 of the EIA Regulations and will include:

- A description of the proposed development;
- An outline of the main alternatives studied;
- A description of the aspects of the environment likely to be significantly affected by the Development;
- A description of the likely significant effects of the Development on the environment;
- A description of the measures envisaged to prevent, reduce and where possible, offset any significant adverse effects on the environment;
- A non-technical summary; and
- An indication of any difficulties encountered by the applicant in compiling the required information.

3.4 The introductory chapters of the ES will provide the following information:

- An introduction to the ES in a legislative and site specific context;
- Description of the Site and proposal;
- Alternatives considered and project design evolution;
- EIA methodology;
- Construction methodology, programme and phasing;
- Stakeholder engagement;
- ES structure; and
- Details of the EIA project team.

3.5 The geographical coverage of the EIA will be determined by a number of factors including:

- The physical extent of work;
- The nature of the baseline environment, including the location of sensitive receptors;
- The distance over which effects will be significant; and
- The presence and type of "pathways" along which impacts may be spread.

3.6 It should also be noted that the issue of sustainability and climate change will be a key issue to be addressed within each of the ES chapters. This is in addition to a formal Sustainability Statement which will be submitted in support of the application.

3.7 Table 3.1 provides a summary of the scoping exercise carried out.

Table 3.1: Environmental Statement Scoping Summary

	Construction Phase Effects	Operational Phase Effects	Chapter in ES
Socio-Economic Issues	✓ + (T)	✓ + (P)	✓
Townscape & Visual Issues	✓ - (T)	✓ + (P)	✓
Microclimate	x	x	x
Archaeology & Built Heritage	✓ - (T)	✓ + (P)	✓
Ecology and Nature Conservation	x-(T)	x	✓
Transport & Traffic	✓ - (T)	x n (P)	✓
Noise & Vibration	✓ - (T)	x n (P)	✓
Dust & Air Quality	✓ - (T)	x n (P)	✓
Ground Conditions	✓ n (T)	x n (P)	✓
Water Resources, Drainage & Flood Risk	✓ n (T)	x n (P)	✓
Daylight, Sunlight and Overshadowing	✓ + (T)	x n (P)	✓
Light Spillage and Solar Glare	x	x	x

Key: ✓ Likely Significant Effect / x No Likely Significant Effect / + Positive / n Neutral / - Negative / P Permanent / T Temporary

3.8 In view of these key issues, the ES will be prepared with reference to the following advisory material:

- The Department of Environment (now the Department of Communities and Local Government) "Preparation of Statements for Planning Projects that Require Environmental Assessment: A Good Practice Guide 1995";
- The Department of Transport Design Manual for Roads and Bridges, Volume 11: Environmental Assessment;
- The Department of Environment, Transport and the Regions (now the Department of Communities and Local Government) Circular 02/99"Environmental Impact Assessment – A Guide to Procedures 2000";
- Institute of Environmental Management and Assessment (2004) "Guidelines for Environmental Impact Assessment";
- ES Review Criteria (IEMA) 2004;

- Note on EIA Directive for Local Planning Authorities, Office of the Deputy Prime Minister (2004);
- Amended Circular on Environmental Impact Assessment – a consultation paper, Department for Communities and Local Government (June 2006);
- Environmental Impact Assessment: A guide to good practice and procedures, a consultation paper, DCLG (June 2006); and
- Town and Country Planning (Environmental Impact Assessment) (England & Wales) (Amendment) Regulations, Consultation Document (October 2007), Communities and Local Government.

Cumulative Effects Assessment

3.9 An assessment of the cumulative effect of the Development with other committed developments within the area will be included within the ES.

3.10 In relation to cumulative impacts, there are a number of unimplemented / partially implemented schemes in the general vicinity of the Site, which are also shown on the context plan included at Appendix 1 to this Scoping Report. These are summarised in the table below:

Table 3.2: Summary of Committed Schemes

Scheme	Key Development Components	Site Area and Proposed Floorspace (Gross)
Friargate	Major redevelopment of a site next to Coventry's main line train station, which will connect to the city centre on its southern side, close to the SOR subject site Extant outline planning permission was approved in July 2011 (ref: OUT/2011/0036) for demolition of existing buildings and provision of an office-led (use class B1) scheme, also including new shops, financial and professional services, food and drink establishments, hotel, residential and non-residential institutions and housing. The scheme will provide for substantial highway and pedestrian alterations, including a new bridge link over the Ring Road gyratory, and new transport interchange facilities.	15 hectares Circa 300,000 sqm of floorspace
Bishop Gate	Extant outline planning permission was approved in July 2011(ref: OUT/2011/0326) for the redevelopment of the former Royal Mail sorting office site on Bishop Street and the adjacent public car park. The scheme will demolish existing buildings on the site and construct a development comprising a large food superstore, café, health and fitness club and car parking facilities.	2 hectares Circa 14,000 sqm of floorspace
Belgrade Plaza	Phased development scheme located adjacent to the refurbished Belgrade Theatre. Phases 1 and 2A are complete. Extant planning permission exists (ref: 51684/D) for Phase 2B and Phase 3 to provide for a hotel and, student housing (comprising 66 cluster flats and 89 studio flats) with ancillary accommodation.	Circa 200 bed hotel 485 student bed spaces 1,200 sqm of A3/A4 floorspace
Coventry Evening Telegraph	Proposals relate to two separate parcels of land forming the Trinity Mirror Groups Coventry land holding, located on the eastern and western sides of Chapel Street in Coventry City Centre. Extant planning permissions (Refs: OUT/2011/0253 and OUT/2011/0254) approved August 2011 (separate permissions for each of the two land parcels apply) for the demolition of existing buildings and erection of a mixed use scheme including dwellings, student accommodation, office space and a hotel.	0.89 hectares (combined area of land parcels) 145 dwellings 385 student bed spaces Circa 250 bed hotel 700 sq m of Office (B1) floorspace 1,500 sq m of Use Class A1 – A4 floorspace

3.11 In addition to the above developments, Coventry City Council is also currently undertaking a number of public realm works across the city centre to be delivered in time for the 2012 Olympics, including, amongst others, from the railway station to Bull Yard and the area around Broadgate.

3.12 The Applicant seeks the agreement from Coventry City Council to the scope of committed developments and invites guidance for any additional schemes not listed.

3.13 It is considered that any impacts associated with the Development itself will be mainly localised and that they can be carefully managed through appropriate environmental and construction management plans.

Consultation

3.14 The following statutory consultees will be consulted through the EIA Scoping process:

- Environment Agency (EA);
- Local Authority (various departments);
- Warwickshire County Council Ecology and Archaeology;
- Natural England; and
- English Heritage.

3.15 This will also include any other stakeholder that the Planning Authority nominates.

4 EIA Methodology

4.1 The EIA will assess both the construction (including demolition) and operational phases of the Development.

4.2 The ES is anticipated to comprise three volumes, the first of which will set out the findings with respect to each of the environmental disciplines that have been examined as part of the EIA. Volume 2 will include all the supporting documents and technical appendices relating to the chapters. Volume 3 will comprise the Transport Assessment. A Non-Technical Summary will be produced and form a standalone document.

4.3 Each technical ES chapter will follow the headings set out below to ensure the final document is transparent, consistent and accessible.

- Introduction;
- Planning Policy Context;
- Assessment Methodology and Significance Criteria;
- Baseline Conditions;
- Identification and Evaluation of Key Impacts;
- Mitigation Measures;
- Cumulative Effects;
- Residual Effects; and
- Summary.

4.4 Each chapter sub-heading is explained in further detail below.

Introduction

4.5 This section will introduce the assessment discipline and the purpose for which it is being undertaken.

Planning Policy Context

4.6 This section will include a summary of national, regional and local policies of relevance to the environmental discipline and assessment. Where applicable, relevant legislation will also be summarised.

Assessment Methodology and Significance Criteria

4.7 This section will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed.

4.8 It will also outline any difficulties encountered in compiling the required information.

Baseline Conditions

4.9 This will include a description of the environment as it is currently and as it is expected to change given the project were not to proceed (i.e. 'do-nothing' scenario). The method used to obtain this information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted.

Identification and Evaluation of Key Impacts

4.10 This section will identify the likely significant effects on the environment resulting from the demolition, construction and operational phases of development. The evaluation will necessarily incorporate consideration of climate change where of relevance to the technical assessment area.

4.11 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. The criteria to be used in carrying out this process are detailed below. Given the outline and parameters-based nature of the planning application to be prepared, for the purposes of identifying and assessing impacts, consideration will be given to what is often termed the 'worst case' development scenario in terms of environmental impacts. This scenario will be agreed for each specific technical ES chapter.

Prediction of Impact Magnitude

4.12 The methodology for determining the scale or magnitude of impact is set out below.

Table 4.1: Overview of Methodology for Assessing Scale of Impacts

Magnitude of Impact	Criteria for assessing impact
Major	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernable/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

4.13 The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out in Table 4.2.

Table 4.2: Overview of Approach to Defining Receptor Sensitivity

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Assessment of Impact Significance

4.14 Impact significance will be calculated using the matrix in the following table[1]. This illustrates the interaction between impact magnitude and receptor sensitivity.

Table 4.3: Impact Significance Matrix

Magnitude	Sensitivity		
	High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
Negligible	Negligible	Negligible	Negligible

Mitigation Measures

4.15 Any adverse impact will be considered for mitigation and specific mitigation measures put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions as well as pollution control, where appropriate. The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions.

4.16 Clear details of when and how the mitigation measures will be carried out will be given. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary.

4.17 The opportunity for enhancement measures will also be considered where appropriate.

Cumulative Effects

4.18 The EIA will assess the effects of the Development cumulatively with other developments where there are likely to be significant effects on the environment.

4.19 Two types of cumulative effects will be assessed:

[1] With the exception of ecology impacts, which will be informed by guidance on Ecological Impact Assessment (as published by IEEM). This adopts an approach whereby significance is related to the geographic value of the receptor, rather than the matrix approach.

- Type 1 Effects: The combination of individual effects (for example noise, dust and visual effects) from a development on a particular receptor; and
- Type 2 Effects: Effects from several developments, which individually might be insignificant, but when considered together could create a significant cumulative effect.

Residual Effects

4.20 The residual effects, i.e. the effects of the Development assuming implementation of proposed mitigation, will be determined. The residual effects represent the overall likely significant effect of the Development on the environment having taken account of practicable/available mitigation measures.

5 Environmental Statement Chapters

5.1 Under each section topic, a summary of the content of the section, the methodology and scope of assessment is given. Where relevant, the assumptions of the assessment are described. Current relevant legislation or recognised guidance for individual assessments will be adhered to, where necessary.

Socio-economics

Introduction

5.2 This chapter of the ES would assess the likely significant effects of the Development with respect to socio-economic issues in the Site's locality, Birmingham city centre and, where applicable, the wider region.

Approach

5.3 The assessment would be undertaken using the following methodology:

- Review of the relevant policy context at the local, regional and national level;
- Baseline review using accepted Government sources such as census and Office of National Statistics data;
- Identification of potential effects using quantitative methods from published sources and qualitative methods based on professional judgment;
- Assessment of the likely significant effects with reference to significance criteria;
- Recommendation of mitigation measures, where appropriate;
- Assessment of residual (post-mitigation) effects; and
- Identification of likely significant cumulative effects with respect to other consented schemes in the local area (to be agreed with BCC - refer to methodology section of the Scoping Report for further information). Angela - please amend this reference as appropriate.

5.4 As the planning application will be outline based on a series of parameter plans, the assessment of likely significant effects would be undertaken for the "worst case" development scenario that could be built out within the parameter envelope, for each topic. For employment and expenditure effects, this would be the minimum commercial floorspace proposed. This is to ensure that the effects of any scheme coming forward at the detailed design stage would result in equal or better effects with respect to socio-economic issues, in accordance with EIA Case Law.

Scoping

5.5 The ES chapter would cover the key socio-economic issues for the Development during the demolition and construction and operational phases, which are expected to include:

- Construction and operational employment - including direct and indirect employment generation, displacement and loss of existing jobs and multiplier effects within the supply chain;
- Local expenditure;
- Demand for primary healthcare and education facilities;
- Open space provision; and
- Crime.

5.6 The socio-economic effects of urban regeneration and renewal projects are often positive such that mitigation measures are not required. Where mitigation measures are required, or where enhancement measures are available that would increase positive effects, they will be stated. The residual effects will be assessed assuming implementation of the mitigation or enhancement measures.

Scoping

5.7 The following table summarises the Socio-Economic receptors and impacts and whether they have been scoped in to be assessed in the Environmental Statement.

Receptor	Impacts	Scoped In
Employment	Increase in short term construction employment	Y
Employment	Effect on long-term employment during the operational phase	Y
Local Expenditure	Increase in local expenditure due to construction workforce spending and an increase in occupation expenditure	Y
Primary healthcare	Demand for primary healthcare services by future residents	Y

Receptor	Impacts	Scoped In
Education	Demand for education services by future residents	Y
Open space and public realm	Improved public realm and connectivity	Y
Crime	Safer spaces and secure design	Y

5.8 Although a Retail Impact Assessment is not required, a succinct assessment of the health of the city centre and the retail / city centre benefits of the Development will be included the Supporting Planning Statement.

Townscape and Visual Impact Assessment

Introduction

5.1 An assessment of the potential townscape and visual effects of the Development will be undertaken in terms of the townscape character and visual resource in the immediate vicinity of the Site and over the wider townscape. The assessment will identify and assess the likely significant effects of the Development in relation to the demolition, construction and operational phases.

Approach

5.2 The assessment will be undertaken through a combination of desk studies and field surveys, using relevant published guidelines for landscape and townscape visual assessment.

5.3 Townscape and visual assessments are separate, although linked, procedures. The townscape baseline, its analysis and the assessment of the landscape effects all contribute to the baseline for visual assessment studies. The term 'townscape' is defined as the appearance and character of spaces and buildings in an identified area of a town. Townscape effects are concerned with the urban character in terms of massing, pattern of the built form, enclosure, street design, architectural/historic characteristics and quality and sensitivity. They also address the identification of any significant townscape features, landmarks and elements that may be affected by the proposed development, which include the settings of listed buildings and Conservation Areas.

5.4 Visual effects relate to the changes that arise in the composition of available views as a result of changes to the townscape, to people's responses to the changes, and to the overall effects with respect to visual amenity. The assessment of effects will:

- Identify the likely effects of the proposed development;
- Indicate the measures proposed to avoid, reduce, remedy or compensate for those effects (mitigation measures);
- Estimate the magnitude of the effects; and
- Provide an assessment of the nature and significance of these effects.

5.5 In order to predict and evaluate impacts it is necessary to have detailed baseline information of the existing townscape and visual resource. The assessment will extend beyond the Site to cover the whole of the area from which the proposed development would be visible (the study area). The assessment includes a desk study, field survey and analysis, involving comprehensive and extensive site and surroundings walkover visits. The baseline study also explores patterns and scale of landform, land cover and built development, any special historic and cultural values and specific potential receptors of townscape and visual effects, such as important components of the townscape, residents (i.e. views from properties), and pedestrians or motorists (i.e. available views from footpaths, public open spaces and roads).

5.6 An assessment will be made of the likely significance of the effect that the proposed development will have on the townscape and views. The following will be assessed where impact is considered significant for each of the identified views:

- Qualitative assessment of effects on townscape and key views using professional judgement; and
- The identification of mitigation measures to address any potential adverse impacts.

5.7 The quality of design of new development and its surroundings can have a major impact upon townscape. The Council expects new development in the city centre to make a positive contribution to the area.

View Locations

5.1 It is proposed that the Development will be assessed for townscape and visual impact from a number of locations. Precise locations and type of image used for each view will be agreed with the Council.

5.2 Illustrative material for the potential external appearance of the scheme will be included in the Design & Access Statement. Unverified illustrative photomontages / CGIs will show a differing level of detail depending on the elevation in the view.

Scoping

5.3 The following table provides a Townscape and Visual scoping summary. Any additional, amended or alternative locations / view points will be agreed with the Council.

Receptor	Impacts	Scoped In
The following 'Townscape Character Areas' (TCAs) within / adjacent to the Site have been identified for assessment - • The Precinct & Market Way • Hertford Street • Bull Yard & the environs of the Market building leading to Corporation Street & Queen Victoria Road • Corporation Street & Queen Victoria Road • Greyfriars Road, Warwick Road & the junction with New Union Street and Christ Church	Effects on these receptors will be assessed as a consequence of the removal of the existing built form and its replacement with the Development. Proposed built form height, and potential treatment of elevations will be considered in relation to each.	Y

Receptor	Impacts	Scoped In
Visual Amenity: 4 groups of visual receptors have been identified for assessment – (1) Views of Coventry Cathedral (St. Michael's) from Queen Victoria Road and beyond to the West from Butts Road (2) Views of Christ Church, Holy Trinity and Coventry Cathedral (St. Michael's) from Warwick Road to the North of the ring road and from Warwick Road from the South of the ring road. (3) Views of Christ Church from Butts Road across Greyfriars Road. (4) Views of Christ Church from Radford Road and Upper Well Street	The assessment will consider how the view changes as a consequence of new massing, pattern of built form and perception of existing features in the view, including, where appropriate, by the production of photomontages or similar illustrative material	Y

Mitigation

5.4 The assessment will describe and evaluate the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed will incorporate a summary of the likely significant townscape character and visual effects.

5.5 Mitigation will be considered for the demolition and construction phases and also operational phase.

Traffic and Transportation

Introduction

5.6 A series of Transport Assessment Scoping Notes have been issued to Coventry City Council addressing different aspects of the proposed assessment methodology.

5.7 The Transport Assessment will detail existing transport conditions, likely trip generation and distribution, and assess the impact of the Development on the transport infrastructure. Where mitigation measures are required these will also be considered.

5.8 The Transport Assessment will be summarised within the ES Traffic and Transportation chapter and will assess the likely impacts on the transport network due to the Development. Impacts on traffic flows, junction capacities, public transport, cyclists, pedestrians, servicing and taxis will be considered. The full Transport Assessment will be a technical appendix to the ES.

5.9 The **Transport Assessment** will cover:

- **Policy Review**, which will review:
  - National transport policy;
  - Regional transport policy; and
  - Local transport policy.
- **Baseline Transport Conditions**, which will consider:
  - Highway network, including traffic flows and congestion;
  - Accident history;

- Pedestrian routes;
- Cycle routes;
- Connectivity with bus and rail services;
- Car parks;
- Taxis;
- Servicing; and
- Other committed developments and transport schemes.

- **The proposed development**, which will discuss:
  - Description of development proposals, including proposed land uses, areas etc;
  - Highway access proposals;
  - Access for pedestrians, disabled visitors and cyclists;
  - Other transport infrastructure, e.g. taxi and bus provision;
  - Car parking – including changes to existing car parks, proposed car parking, net changes to car park capacity, and disable car parking; and
  - Servicing, to include Autotrack plots of each service area.
- **Methodology** for predicting future movements, covering:
  - Assessment periods;
  - Traffic growth;
  - Trip generation;
  - Trip distribution; and
  - Sensitivity test.
- **Assessment of Development impacts**, including:
  - Highway impact, in terms of increase in traffic flows and junction capacity;
  - Road safety impact;
  - Car parking impact – comparison of car park demand and proposed capacity;
  - Impacts for pedestrians, disabled users and cyclists;
  - Impacts on connectivity to bus and rail services;
  - Impacts on taxi provision;
  - Impact on servicing; and
  - Mitigation measures required (if any).
- **Construction Impacts**
- **Travel Plan Summary** (see below)
- **Summary and Conclusions**

5.10 Coventry City Council also require a Travel Plan to be produced as part of the planning application. This will take the form of a **Framework Travel Plan**, and will focus on measures to encourage staff to travel by sustainable modes and to provide information to visitors on sustainable transport options. It will also consider measures to promote sustainable travel by construction staff.

Approach

5.11 The assessment will be undertaken in accordance with guidance given by the Institute of Environmental Management and Assessment (IEMA).

5.12 The Development may result in changes to travel patterns, and in particular the number of vehicles accessing the Site. However this will be off-set to some degree by the closure of the Barracks Car Park. A full assessment of the impact on the transport network will be undertaken.

5.13 Survey data will include the results of surveys undertaken in July 2011 (prior to the start of the school holidays) at junctions on the local road network, and interview surveys undertaken in the car parks.

5.14 Any significant impacts will be mitigated against through a combination of physical measures on the transport network, and measures that form part of the Framework Travel Plan for the Development.

Scoping

5.15 The table below summarises the transport receptors and impacts, and whether they have been scoped in to be assessed in the

Receptor	Impacts	Scoped In
Local road network	Construction and operational phases	Y
Ring Road	Construction and operational phases	Y
Car parking	Construction and operational phases	Y
Footways and cycle routes	Construction and operational phases	Y
Service access	Construction and operational phases	Y
Connectivity to bus and rail services	Construction and operational phases	Y

Mitigation

5.16 Appropriate mitigation measures will be proposed to overcome any identified impact.

Noise & Vibration

Introduction

5.17 The assessment will consider the likely noise and vibration impacts of the Development on surrounding sensitive receptors during the demolition, construction and operational phases.

Approach

5.18 An environmental noise survey will be carried out at receptors considered sensitive to the Development. Receptors that have initially been identified and could be affected by the various phases of the Development, include:

- Beauchamp House, south side of proposed development area;
- Residential and commercial properties in Greyfriars Road;

- Vicroft Court and other residential properties off Queen Victoria Street;
- St John the Baptist Church, off Corporation Street;
- Commercial and retail properties in Higher Precinct;
- Coventry Cathedral and surrounding green spaces; and
- Residential properties in Greyfriars Lane, Hertford Street and Manor House Drive.

Further noise sensitive receptors may be identified as part of the initial baseline assessment.

5.19 Noise levels will be measured during appropriate periods of the day, evening and night-time. Existing noise sources will be identified which may impact on the Development. The baseline results will be assessed against the estimated noise levels associated with the demolition, construction and operational phases of the Development.

5.20 The noise and vibration assessment will be undertaken in accordance with the following standards and guidance documents:

- Planning Policy Guidance Note 24;
- British Standard (BS) 4142:1990;
- British Standard (BS) 8233:1999;
- British Standard (BS) 5228 Parts 1 and 2: 2009;
- Control of Pollution Act 1974;
- WHO Guidelines for Community Noise 2000 Report;
- British Standard (BS) 6472-1: 2008; and
- British Standard (BS) 7385: 1990.

Predicted noise levels from various sources

5.21 The assessment will consider the likely noise and vibration sources generated by the Development; this will include:

- Demolition and construction noise (including demolition and construction traffic);
- Mechanical services plant noise; and
- Operational changes in traffic flow around the Site.

5.22 The construction and vibration assessment will be carried out based on the level of detail available relating to the demolition and construction process. The available information will be used but where information is missing, assumptions will be made based on guidance provided in BS5228 Parts 1 and 2.

Scoping

5.23 The following table summarises potential sensitive receptors and impacts.

Receptor	Impacts	Scoped In
Existing Residential Properties	Demolition, Construction and Operational	Y
Future Residential	Construction and Operational	Y
Existing Office Workers	Demolition, Construction and Operational	Y

Receptor	Impacts	Scoped In
Existing Retailers	Demolition, Construction and Operational	Y
Future Retailers	Construction and Operational	Y
Future Hotel Residents	Construction and Operational	Y

Mitigation

5.24 Noise and vibration effects from demolition, construction and operational phases of the proposed development will be presented and its significance on sensitive receptors assessed.

5.25 Where adverse noise and vibration effects are identified, outline mitigation measures to reduce the noise and vibration impacts will be proposed.

5.26 Where noise and vibration sources are predicted to give rise to adverse effects the benefit of recommended mitigation measures will be applied with the resultant mitigated noise and vibration effect being presented.

Air Quality

Introduction

5.27 The Development is expected to give rise to construction and operational air quality effects. This section briefly describes the context (i.e. baseline) in which these potential impacts will be considered and details the proposed assessment approach.

Approach

5.28 It is proposed that the air quality assessment will consider three aspects of the Proposed Development:

- **Construction and Demolition Impacts**: The demolition and construction of the Proposed Development has the potential to cause dust nuisance (e.g. deposited dust) and to also affect ambient particulate concentrations at sensitive receptor locations around the Development (e.g. residential apartments).

- **Road Traffic Impacts**: The Development will result in a net increase in car parking spaces and as such this has the potential to increase traffic flows in the area around the Development. This could affect relevant receptors located close to the road network around the Development. Additionally, a temporary impact at these receptors could also occur during construction or demolition from additional vehicle trips.

- **Point Source Emissions**: These have the potential to affect air quality in the area around the Development. Emissions may include oxides of nitrogen, particulate matter, oxides of sulphur and carbon monoxide dependant on fuel source.

5.29 A review of baseline air quality for Coventry City Council indicates that the council has declared the whole of its administrative area as an air quality management area (AQMA). The AQMA has been declared due to concern that the air quality objectives/EU Limit Values for annual average NO_2 may not be achieved.

5.30 There are no continuous air quality monitors within the City Centre. There is a network of passive NO_2 diffusion tubes. This includes a triplicate of tube locations (CR4, CR4a and CR4b) in close proximity to the Development. There are also historic locations (e.g. GR1, CR1, CR2, CR3 and CR3a) which have recently been decommissioned by the Council. The monitoring data collected at these locations indicates that NO_2 concentrations at current (and historic) locations are close to exceed the NO_2 Annual Average Air Quality Objective/EU Limit Value of 40 $\mu g/m^3$. This includes locations along Greyfriars Road and Croft Road close to the Development.

5.31 The routes which are close to the Development include locations of relevant exposure to air pollution, including residential properties (e.g. apartments). These locations could potentially be sensitive to changes in air quality, particularly due to the concentrations of NO_2 monitored in these locations.

5.32 An initial review of the changes in car parking capacity suggests that there may be changes in traffic flow, which may exceed traffic air quality screening criteria, with the Development, including increases and decreases.

5.33 Traffic air quality screening criteria are thresholds of change above which further air quality assessment should be undertaken. For example the Design Manual for Roads and Bridges (DMRB) local air quality screening criteria (HA207/07) indicate that above a change of 1,000 Annual Average Daily Traffic (AADT), that air quality changes may be anticipated, and as such further work should be undertaken. Similar criteria are also available from the Environmental Protection UK (EPUK) charity. These EPUK criteria include similar thresholds, including changes in car parking provision as a trigger for further air quality assessment.

5.34 These increases and decreases are anticipated to be localised around the Proposed Development, as changes in car parking capacity and access will differ from the existing situation. Significant changes in the three AQMAs are not currently anticipated, including at the City Centre AQMA, as this AQMA separated from routes adjacent to the Proposed Development by a bus/taxi only route.

5.35 An air quality assessment of any changes in operational traffic will be undertaken using a detailed air quality assessment approach, utilising ADMS-Roads, a detailed dispersion model. Model predictions will be verified, where possible, ideally using the same year of monitoring data as the present year traffic dataset. Oxides of nitrogen (NOx) to NO_2 conversions will be undertaken using the latest Defra spreadsheets.

5.36 The details of any point source emissions which may be associated with the Development are not yet known. This can be reviewed as further information is made available and an appropriate methodology would then be adopted (e.g. ADMS point source modelling or qualitative screening assessment).

5.37 The air quality assessment will consider the Development alone, and also in combination with other appropriate cumulative development in the city centre.

5.38 Additional construction and demolition vehicle trips will be screened against the same screening criteria described above (e.g. HA207/07). It is anticipated that no further assessment of construction or demolition traffic assessment will be required.

5.39 The potential impacts and nuisance from construction dust generated during the demolition and construction phase will be considered using data from a Buildings Research Establishment (BRE) case study.

5.40 The assessment of potential impacts and their significance will be based on the criteria outlined in the Environmental Protection UK (formerly National Society for Clean Air) publication 'Development Control: Planning for Air Quality' (2010 Update)

Scoping

5.41 The following table summarises the identified air quality receptors, potential impacts and whether they have been scoped in to be assessed in the ES. There are no sensitive on-site receptors anticipated to be associated with the Development. Therefore, the assessment will focus on sensitive off-site receptors.

Receptor	Impacts	Scoped In
Local sensitive receptors (i.e. residents etc.)	Impact from demolition, construction, construction traffic, operational traffic and potential on site point source emissions	Y

Mitigation

5.42 All practical and reasonable measures which can be implemented to mitigate any detrimental impacts associated with construction and operation of the Development will be considered, and described in the ES chapter. For example the Development will be constructed using best practice measures, to be agreed with the Council, via the preparation of a Construction Environmental Management Plan (CEMP). Additionally, a monitoring regime will also be included in the CEMP to confirm the effectiveness of mitigation measures for air quality.

Ground Conditions

Introduction

5.43 This chapter will address issues relating to existing geo-environmental conditions at the Site, with the aim of ensuring that suitable and safe conditions are achieved for the end-use proposed.

5.44 A range of impacts associated with the design, demolition, construction and operation of the Development will be considered, including potential ground contamination and geotechnical issues.

Approach

5.45 A preliminary review of ground conditions and the history of the area has been undertaken. Any further work to supplement this information will be agreed with the EA and the Council.

5.46 The ground conditions assessment in the ES will be based on the preliminary review, which comprises:

- A review of historical maps of the Site and surrounding area to determine historic potential for contamination at or within the vicinity of the Site;
- A search of the EA website (www.environment-agency.co.uk), regarding groundwater and surface water information;
- A review of records held on an environmental database (EnviroCheck), including records of landfills, water abstractions, pollution incidents, enforcements and prosecution actions;
- Interpretation of the British Geological Survey (BGS) Solid and Drift Geology map of the area;
- Interpretation of the EA Groundwater Vulnerability Map of the area.

5.47 The preliminary review concludes that given the historic and present use of the Site, it is anticipated that some contamination may be present at the Site. Historic maps were reviewed dating back to 1889, along with aerial photographs and building plans. Previous land uses across the area include artillery barracks, motor engineering works, printing works, foundries and many other industrial works. There is also evidence of bomb damage on the Site after WWII. These previous land uses would indicate a potential for contamination and, possibly, unexploded ordnance. However, many of the potentially contaminated areas have been subsequently redeveloped for retail and other commercial use and, therefore, it is possible that pre-existing contamination or other ground-related hazards have been managed through the Development and planning process. In the absence of detailed, site-by-site data, the extent and rigour of previous remediation activities is not known. However, based on the preliminary CSM and subsequent risk assessment, it is considered that the overall risk to human health (site users) resulting from the Development is low.

5.48 British Geological Survey (BGS) records indicate that the solid geology is represented by interbedded sandstones and marls of the Keresley member, itself a part of Carboniferous Barren Measures. Superficial geology appears to be present in the north western part of the Site and is represented by undifferentiated Alluvium of un-recorded thickness. It is likely that made ground, potentially of poor quality, is present in some areas. The records do not indicate that the area has been undermined by coal workings. The underlying bedrock is classified by the Environment Agency as a Principal Aquifer, with the overlying superficial materials forming a Secondary Aquifer.

5.49 Potential impacts to be addressed by the ES chapter include:

- Health and safety risks to workers and site visitors during development works from existing ground contamination, ground gas or other potentially hazardous materials (including UXOs);
- Health and safety risks to future users from existing ground contamination, ground gas or other materials;
- Risks to proposed new landscaped areas from the release of existing contamination during earthwork activities;
- Risks to groundwater and surface water from the release of existing contamination during construction activities;
- Risks to new structures, primarily foundations and services from ground contamination; and
- The opportunities to re-use soil arising and appropriate management and disposal of contaminated or hazardous waste materials removed from site.

5.50 The overall risk to human health (construction workers) is considered low to moderate. The preliminary risk to controlled waters is considered low to moderate and the preliminary risk to built environment and new water supply pipes is considered low to moderate. Given the above, a detailed site-by-site desktop review is recommended, to develop the scope of work for a targeted an intrusive investigation, which will be required to confirm the actual contamination status across the Site.

Scoping

5.51 The following table provides a scoping summary relating to land contamination.

Receptor	Impacts	Scoped In
Human	Demolition, Construction and Operational	Y
Protected Groundwater	Demolition, Construction and Operational	Y
Surface Water	Demolition, Construction and Operational	Y
Built Environment/Structures	Demolition, Construction and Operational	Y

Mitigation

5.52 Given the potential for contamination, the mitigation measures will include recommendations for a site-by-site assessment of the potential for contamination to be undertaken, in the context of historical use and subsequent redevelopment activities. This work should be undertaken in consultation with the Council's Contaminated Land Officer. Where material uncertainty remains, in the context of the Development, it could be appropriate to obtain additional data through targeted site investigation works. It is anticipated that the requirement for such assessment will be a planning condition attached to the planning permission.

Water Resources

Introduction

5.53 This section will assess the impact of the Development on water resource issues. It will cover the following broad areas: surface water hydrology and flood risk; hydrogeology; foul water drainage. Water Resources will form a Chapter in the ES and a Flood Risk Assessment following the guidance set out in PPS25 *Flood Risk & Development* will be provided as an appendix to the ES.

Approach

5.54 Coventry City Council has carried out a Level 2 Strategic Food Risk Assessment (Halcrow, June 2010), which will be used as the basis for the site specific FRA (and input to the ES).

5.55 The southern precinct under consideration as part of this application lies within Flood Zone 1 (Low Probability) so, according to Table D.1 PPS25, there is no restriction on land use from the point of view of fluvial flood risk. The SFRA indicates that, with the addition of a 75% blockage to the River Sherbourne culvert, a small area of the site adjacent to Corporation Street may be vulnerable to shallow flooding in a 1:100 year event including the effects of climate change. This does not change the Zone 1 classification of the Site.

5.56 In accordance with PPS25, the Flood Risk Assessment will cover the following forms of flood risk:

- Fluvial flooding
- Sewer / culvert flooding
- Pluvial flooding
- Groundwater flooding
- Foul water drainage

5.57 The scope of the FRA will be agreed with the Environment Agency ("EA") in terms of determining key parameters relating to discharge limits from the new development.

5.58 Groundwater risks will be assessed as part of the ES. The Site does not lie within a Groundwater Protection Zone according to EA mapping. Contamination risks to groundwater will be covered in the ES Chapter on Ground Conditions.

5.59 The capacity of foul water conveyance and treatment will be assessed, drawing on data and consultations with Severn Trent Water, the drainage utility for the Coventry Area. It is not anticipated that the Development will make a significant impact to the foul water drainage infrastructure.

5.60 The ES process will include an assessment of risks pertaining to both the construction and operational phases of the Development.

Scoping

5.61 The table below provides a scoping summary relating to water resources

Receptor	Impacts	Scoped In
Local Retail Outlets	Construction & Operational Phase Impacts	Y
River Sherbourne Culvert	Construction & Operational Phase Impacts	Y
Existing Surface Water sewer network	Construction & Operational Phase Impacts	Y
Existing foul water sewer network	Construction & Operational Phase Impacts	Y
Groundwater	Construction & Operational Phase Impacts	Y
Foul Water	Construction & Operational Phase Impacts	Y

Mitigation

5.62 A series of temporary and permanent measures will be set out within the ES to mitigate identified flood risks for both construction and operational phases of the Development.

5.63 Specific measures relating to flood risks and the sustainable drainage strategy for the new development will be discussed and agreed with the EA.

5.64 Standard mitigation measures applied during the construction phase should ensure the protection of groundwater and existing sewer infrastructure. The EA will identify potential impacts to local water resources, provide appropriate mitigation measures and evaluate the significance of any remaining residual impacts.

Daylight, Sunlight and Overshadowing

Introduction

5.65 A Daylight, Sunlight and Overshadowing chapter will form part of the ES.

Approach

5.66 The assessment will consider the daylight, sunlight and overshadowing effects of the Development, taking account of site location and BRE guidelines. Potential significant effects that may arise in the context of any sensitive receptors in the area will be identified.

5.67 The assessment will consider the implications of the Development on the new residential units and amenity spaces, the standard of the new residential in terms of these matters and impact on existing residential receptors adjacent to the Site, to include:

- Beauchamp House;
- Vicroft Court (Queen Victoria Road);
- Residential properties on Market Way and Hertford Street; and
- Any other existing residential receptors to be agreed.

Scoping

5.68 The following table summarises daylight, sunlight and overshadowing receptors and effects.

Table 12: Daylight, Sunlight and Overshadowing Impacts

Receptor	Impacts	Scoped In
Residential properties	Daylight, sunlight and overshadowing impacts on existing residential properties as a result of the proposed development. Consideration of the daylight and sunlight available to the proposed residential will also be undertaken.	Y

Mitigation

5.69 Likely significant effects will be identified using the BRE methods and measures for mitigating any adverse daylight, sunlight and overshadowing effects will be provided within the ES and fed into the design of the Development, with any residual effects being fully quantified.

Archaeology

Introduction

5.70 This component of the ES will identify the potential impact of the Development on below ground archaeological deposits. This chapter should be read in conjunction with the Heritage Statement for the Site, to be produced as a chapter within the Design & Access Statement / a stand alone document, in addition to the Built Heritage ES chapter.

Approach

5.71 The primary objectives of the assessment for the below ground archaeological resources will be:

- Quantify predicted archaeological baseline resources that may be affected by the proposed development;
- Assess any previous development impacts which may have affected resource survival and condition/preservation;
- Provide an evaluation of resource importance based on professional judgement where resources have no formal designation;
- Assess development impacts and hence the significance of effects arising from the proposals (demolition, construction and operation phases);

- Provide recommendations for mitigation that would reduce or eliminate any adverse effects;
- Quantify any residual effects (those that might remain after mitigation).

5.72 Site visits have been made to examine current land use and topography, and to assess the impact of the developed area on potential archaeological deposits.

5.73 The content of the Archaeological Assessment will be guided by the Standard and Guidance for Desk-Based Assessment issued by the Institute for Archaeologists (IfA 2008); Appendix 10 of the Good Practice Guide for the preparation of Environmental Statements issued by the former Department of the Environment (DoE 1995); and Environmental Impact Assessment: a Guide to Procedures issued by the National Assembly for Wales and the former DETR (2000).

5.74 Further policy produced by the Government on the historic environment is contained in Planning Policy Statement 5: Planning for the Historic Environment (2010).

Existing Conditions

5.75 The existing site is already intensively developed. There is also evidence of bomb damage on the Site after WWII. That said, based on initial discussions with the Conservation and Archaeological Officer of the Council, it is understood that part of the Site formed part of the medieval centre of Coventry. Given this position, there could be potential for below ground archaeological remains to still be present on the Site.

5.76 A full detailed desk-based archaeological assessment will be undertaken to further assess potential impacts through the review of readily available historical information from documentary and cartographic sources including:

- Historic Environment Record;
- the National Monuments Record;
- the Archaeological Archive and Resource Centre;
- English Heritage and local authority data sources; and
- standard published works and cartographic sources.

Scoping

5.77 The following table summarises the archaeological resources potentially affected by the proposed development and whether they will scoped in to be assessed in the ES.

Receptor	Impacts	Scoped In
Designated /other known important archaeological features adjacent to the site boundary	Impacts of construction on the settings of known important archaeological features	Y
Previously recorded archaeological Remains	Impacts of demolition and construction on the existing remains	Y
Possible, previously unrecorded remains	Impacts of demolition and construction on the existing remains	Y

Mitigation

5.78 The ES chapter will outline a suitable programme of archaeological investigation and mitigation, in order to eliminate any adverse effects upon archaeological resources, or reduce them to an acceptable level.

5.79 Appropriate measures to mitigate any significant adverse impacts on the setting of any important archaeological features in the vicinity of the application area will be discussed, and any residual impacts identified.

Built Heritage

Introduction

5.80 This chapter of the ES will identify the potential impact of the proposals on the historic environment. This chapter should be read in conjunction with the Heritage Statement for the Site.

Approach

5.81 The primary objective of the assessment for built heritage resources will be:

- To identify statutory and non-statutory built heritage constraints (including planning constraints) within and in the immediate vicinity of the Site;
- To gather information on the built heritage resource, including information on designations, grading etc.;
- To assess on site the existing built heritage resource in the environs of the Site;
- To assess the Baseline Conditions and provide an analysis of the preservation, sensitivity, potential and importance of the recorded cultural heritage resource within and surrounding the Site;
- To identify the major potential impacts upon the identified cultural heritage resource and assess the magnitude and significance of these impacts and any residual impacts; and
- To identify appropriate mitigation measures for significant adverse impacts.

5.82 Site visits have been made to examine current land use and topography, and to assess the visible cultural heritage resource of the Site and the overall character of the surrounding area.

5.83 The content of the Built Heritage Assessment has been guided by the Standard and Guidance for Desk-Based Assessment issued by the Institute for Archaeologists (IfA 2008); Appendix 10 of the Good Practice Guide for the preparation of Environmental Statements issued by the former Department of the Environment (DoE 1995); and Environmental Impact Assessment: a Guide to Procedures issued by the National Assembly for Wales and the former DETR (2000).

5.84 The legislative framework which protects the historic environment is controlled under the Planning (Listed Buildings and Conservation Areas) Act 1990. Further policy produced by the Government on the historic environment is contained in Planning Policy Statement 5: Planning for the Historic Environment (2010).

Existing Conditions

5.85 Potential impacts have been identified through baseline surveys which involved consultation of readily available historical information from documentary and cartographic sources including:

- Historic Environment Record;
- the National Monuments Record;
- the Archaeological Archive and Resource Centre;
- English Heritage and local authority data sources; and
- standard published works and cartographic sources.

5.86 The heritage assets within and in the immediate vicinity of the Site include the following:

- The Coventry Retail Market (Grade II listed);
- The Three Tuns mural, Bull Yard (Grade II listed);
- Various listed buildings on Warwick Row;
- Greyfriars Green Conservation Area;
- Broadgate House (not currently listed but which is being put forward for potential listing);
- Other listed buildings within the general vicinity of the Site; and
- Important non-listed buildings and areas such as those identified in the Gibson post-war plan of the city.

5.87 The significance of impacts will be assessed with reference to the importance of the heritage assets being impacted upon and the magnitude of the impact.

5.88 The magnitude of the impact will be assessed by reference to its severity, taking into account factors such as the proportion of the heritage asset that would be affected.

Scoping

5.89 The following table summarises the built heritage resources potentially affected by the proposed development and whether they will scoped in to be assessed in the ES.

Receptor	Impacts	Scoped In
Listed Buildings within and in the vicinity of the Site	Impacts of demolition, construction and operation on listed buildings	Y
Greyfriars Green Conservation Area	Impacts of demolition, construction and operation on the cultural heritage resource of the Conservation Area	Y
Other important non-listed buildings and areas such as the Precincts and Broadgate	Impacts of demolition, construction and operation on important non-listed buildings and structures in and in the vicinity of the Site	Y

Mitigation

5.90 The ES chapter will outline appropriate measures to mitigate any significant adverse impacts on the setting of built heritage assets surrounding the application area will be discussed, and any residual impacts identified.

Ecology

Introduction

5.91 This chapter of the ES will assess the potential significant impacts of the proposals on identified Valued Ecological Receptors that are present within or in close proximity to the Site.

5.92 This scoping assessment has been informed by the findings of an extended Phase 1 habitat survey of the Site (desk study and walk-over survey) and more specific bat activity surveys. Where appropriate, the initial baseline work will be supplemented with additional, species specific surveys.

5.93 The desk study collected data pertaining to the development area from:

- Warwickshire Biological Records Centre (WBRC);
- West Midlands Bird Club;
- Multi-Agency Geographic Information for the Countryside (MAGIC); and
- National Biodiversity Network (NBN) Gateway.

5.94 In addition, information relating to internationally designated sites, such as Special Protection Areas (SPAs) and Special Areas for Conservation (SACs), was requested for an area of 5km radius around the Site boundary; information relating to nationally and locally designated sites, such as Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Nature Reserves (LNRs) and Ecosites, was requested for an area of 2km radius around the Site boundary; and information relating to protected and notable species was requested for an area of 2km radius around the Site boundary. In light of the scope of the proposed redevelopment, the search areas used for the various parts of the desk-based assessment are considered to be sufficient to cover the likely potential zone of influence of the Development.

5.95 Bat activity transect surveys were carried out within the Site itself.

5.96 Valued Ecological Receptors were identified within and in close proximity to the Site based on the data collected.

Approach

5.97 Collected baseline data will be updated in line with the most recent published survey standards. These will be used to confirm Valued Ecological Receptors within and in close proximity to the Site, together with contextual information to assess the significance of any impacts.

5.98 The impact assessment will be undertaken in line with the Institute of Ecology and Environmental Management (IEEM) published Ecological Impact Assessment (EcIA) Guidelines.

Scoping

5.99 The following table summarises the Value Ecological Receptors potentially affected by the Development and whether they will scoped in to be assessed in the ES.

Receptor	Impacts	Scoped In
Queen Victoria Road and River Sherbourne Ecosite	Construction and operational impacts	Y
Breeding Birds	Construction (particularly demolition) and operational impacts	Y
Bats	Construction and operational impacts	N

Mitigation

5.100 Recommendations will be made, where appropriate, to mitigate any significant negative impacts associated with both construction and operational phases of the Development on the Valued Ecological Receptors identified above.

6 Issues to Be Scoped Out of the EIA

Microclimate

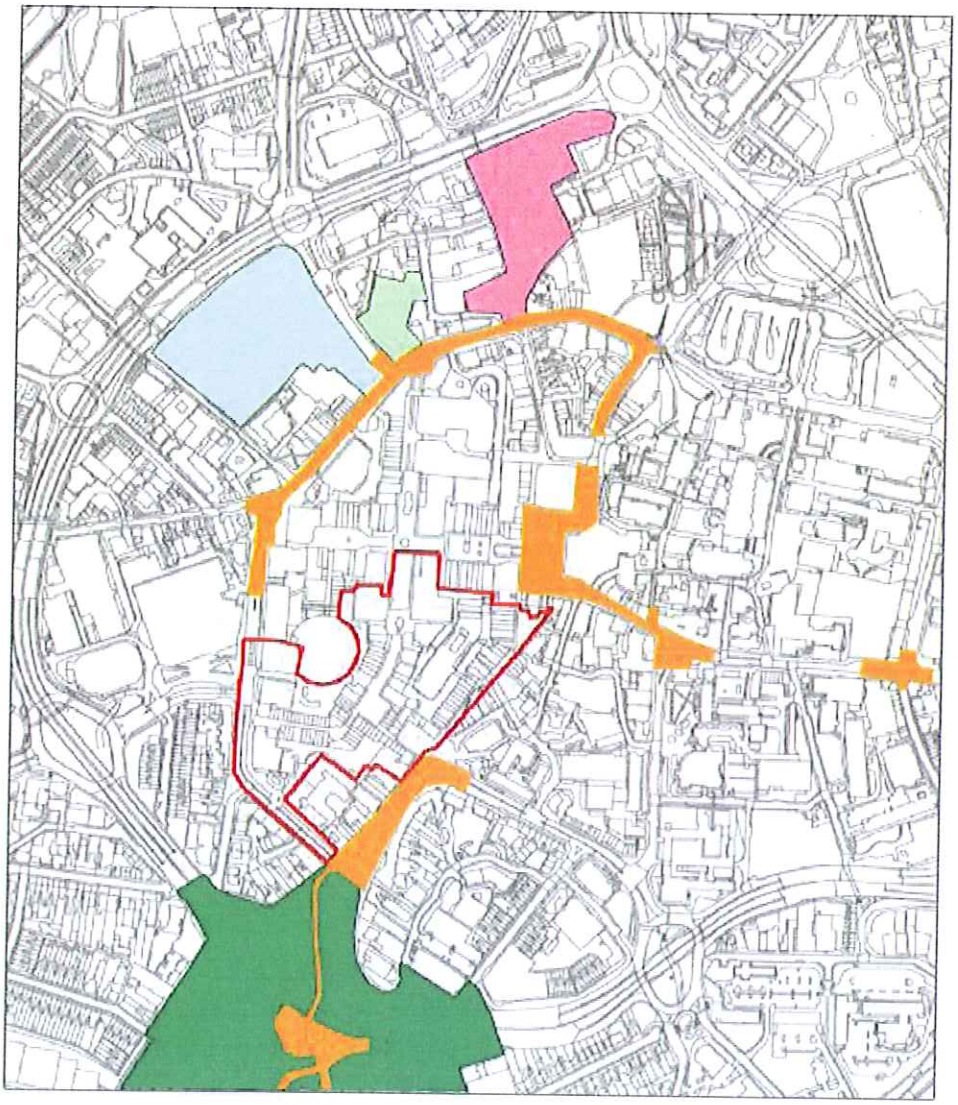
6.1 A high level review has been undertaken of the possible impacts on pedestrians of the development. The assessment has adopted the Lawson criteria which is the most common set of guidelines used in the UK, and considers the effect of different pedestrian activities on their susceptibility to be upset by wind effects.

6.2 Since the site is in a city centre, it is well sheltered and in general it is expected to meet appropriate Lawson criteria for a shopping and leisure location. There will be locations where outdoor cafe style seating may not be appropriate. The arrangement of the buildings suggests that there may be locations where trapped vortices could occur under certain wind directions but these are unlikely to represent a significant adverse impact. As a result the scheme is likely to be satisfactory from the point of view of wind environment and it is proposed to scope wind microclimate out of the EIA.

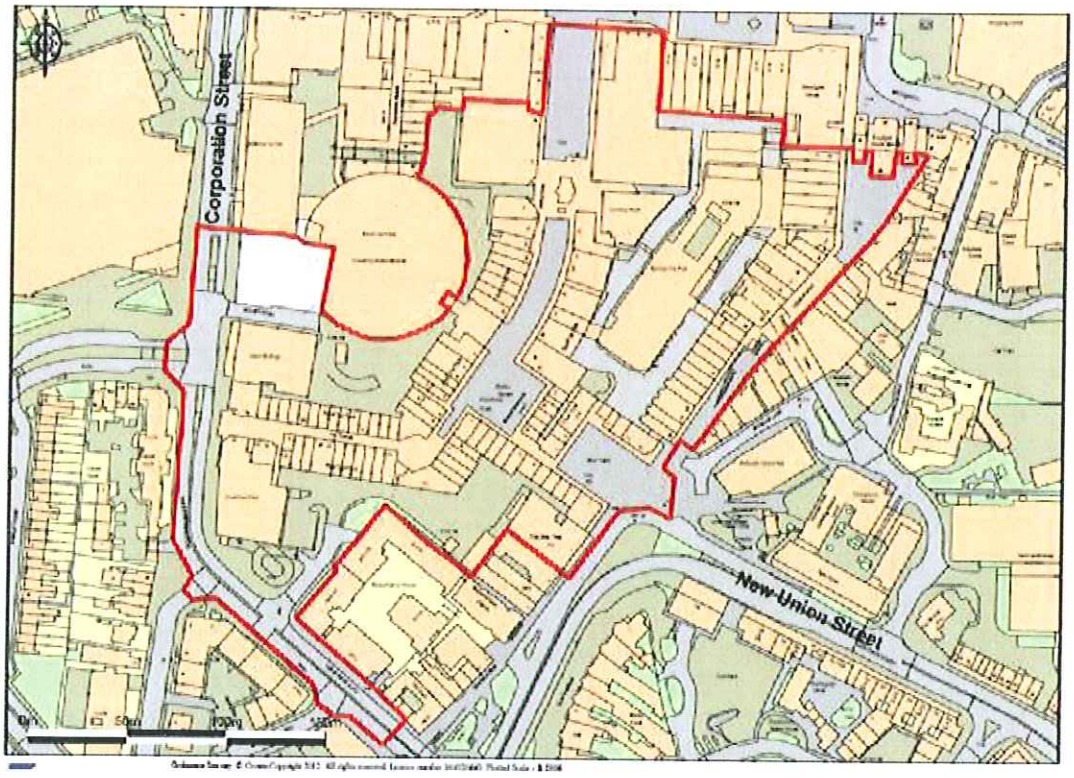
Light Spillage

6.3 Given that this is a city-centre retail development broadly similar in type to the existing, significant changes to (and impacts from) light spillage and solar glare are not anticipated. Although not considered to represent significant adverse impacts, light spillage and solar glare impacts will be dependent, in any event, on the detailed design of the new development (e.g. through the form and location of new lighting and the design of cladding and facades).

Appendix 1 - Site Context Plan



Appendix 2 - Site Plan



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