

Denby, Anne

From: Julie Warwick [jwarwick@holmes-antill.co.uk]
Sent: 10 July 2009 10:20
To: Denby, Anne
Cc: Graham Pardoe
Subject: FW: NCP Screening - Urgent
Importance: High
Attachments: 07151-0003-C Parameters Plan.pdf

Anne

Further to my email below, I can now advise that the C2 is not to be considered as part of the application after all, so plot 7 will be B1/2/8.

Hopefully you now have sufficient information to issue the Screening Opinion.

Obviously, the D&A Statement and the Planning Statement will be amended to remove reference to C2.

Thanks

Julie

From: Julie Warwick
Sent: Fri 10/07/2009 08:50
To: Denby, Anne
Subject: RE: NCP Screening

Hi Anne

In response to you original email below:

- The employment area is approx 9ha
- I can't give detailed breakdowns between B1/2/8 at this is simply not known at this stage. Plot breakdowns and uses are indicated in section 3 of the D&A Statement and on the Parameters Plan. B8 could be both/either ancillary and/or stand alone (it is not anticipated that there will be huge demand for B8 given the likely size of the units - no big sheds). It is most likely to be a mix of B1 and B2.
- the area of the residential plot is 10.77 ha as indicated on the Parameters Plan submitted as part of the application package - I attach a further copy here. The Bellway site to the south, built out under a previous permission, does not form part of the new application.
- the hotel is 112 beds
- Copewood Grange will be retained and converted (most likely to B1)
- the re-aligned Brindle Avenue will still connect Binley Road to Allard Way
- parking will be provided in accordance with prevailing CCC standards
- landscaping will form an integral part of the scheme
- 1.62ha is set aside for a 2 form entry school
- As previously indicated, the C2 use would be accommodated within part of Plot 7 - plot numbers are shown on the Parameters Plan and in section 3 of the D&A (I have just noticed that C2 use is not shown on the plan so will get this amended for the application). The likely site area would be approx 1ha and this would be a c64-67 bed facility. This would be an independent hospital/care home/treatment centre generating around 140 jobs (FTEs). There is no certainty that this use will go ahead - Goodman are in discussion with a potential occupier so would like the flexibility of being able to offer this use as part of the mix if the deal comes off. Otherwise the whole plot will be B1/2/8, hence the total B1/2/8 floorspace figure reflects this position as the 'base scenario'.

Hope this helps!

14/07/2009

By the way, I should be sending the draft s106 heads through shortly. I have yet to receive the details from the Education department as to the justification for a school etc. Please could you chase this up. Thanks.

Regards

Julie

From: Denby, Anne [mailto:Anne.Denby@coventry.gov.uk]
Sent: Thu 09/07/2009 23:02
To: Julie Warwick
Subject: FW: NCP Screening

Julie,

Are you in a position to provide the additional information as requested in my e-mail below? I do need this to complete the Screening Opinion you have requested. If you could provide this asap and agree to extend the timescale for issuing the Screening Opinion to allow for the additional information to be supplied it would be appreciated?

Regards
 Anne

From: Denby, Anne
Sent: 01 July 2009 15:27
To: Julie Warwick
Subject: RE: NCP Screening

Julie,

I've just been looking at the latest Screening opinion, you do in your letter indicate a C2 use on the site and whilst the draft Planning Statement you have submitted outlines the proposals this has not been submitted in connection with the request for the Screening Opinion. Therefore could you just confirm the following for the purpose of the Screening Opinion.

Thanks
 Anne

Further information / clarification required for Screening Opinion

- What is the site area for employment use
- Draft planning statement indicates 'up to 39, 042sq.m of high quality, research, industrial and warehouse uses' Please confirm
 - likely floorspace for each use, B1, B2 & B8 (is the B8 ancillary or stand-alone units)
 - 365 residential units proposed. Please confirm site area.(excluding 4ha of housing land where development has already commenced under a previous outline permission)
 - 112 bedroom hotel
 - retention and conversion of Copsewood Grange
 - new spine roads connecting to existing
 - parking;
 - landscaping;
 - 1.8ha site set aside for new primary school
 - C2 care use likely to be on Plot 7 - no plot numbers indicated on submitted plan. Please confirm site area and if possible an indication on the number of beds within the care home / size of the health facility

Anne Denby
 Planning Officer
 Major Projects
 Strategy and Planning

14/07/2009

Floor 3, Civic Centre 4
Much Park Street
Coventry, CV1 2PY

anne.denby@coventry.gov.uk
www.coventry.gov.uk

From: Julie Warwick [mailto:jwarwick@holmes-antill.co.uk]
Sent: 01 July 2009 14:10
To: Denby, Anne
Subject: RE: NCP Screening

Thanks. Understood.

From: Denby, Anne [mailto:Anne.Denby@coventry.gov.uk]
Sent: 01 July 2009 14:09
To: Julie Warwick
Subject: RE: NCP Screening

Julie,

I did receive the info pack you left last week and I'll include the C2 care use in the latest screening opinion. I'll try and come back to you asap on the draft application pack but with the timescales you have for submitting the full application the information I can provide at this stage will be very limited.

Regards
Anne

Anne Denby
Planning Officer
Major Projects
Strategy and Planning
Floor 3, Civic Centre 4
Much Park Street
Coventry, CV1 2PY

anne.denby@coventry.gov.uk
www.coventry.gov.uk

From: Julie Warwick [mailto:jwarwick@holmes-antill.co.uk]
Sent: 01 July 2009 11:25
To: Denby, Anne
Subject: NCP Screening
Importance: High

Hi Anne

Hopefully you have the draft application docs/plans I dropped off with Ian last week, and the letter requesting a third screening opinion.

If you have looked at the D&A or Planning Statement you will have noticed that we may include a C2 care use (likely to be on plot 7, if it comes off). Whilst this is by no means a certainty it is a possibility and so we want the flexibility to include it within the application/permission as an either/or scenario.

I should have referred to this in the screening letter and should therefore be grateful if you would take this into account. This should not have any significance in terms of environmental effects.

14/07/2009