



HOLMES · ANTILL
CHARTERED TOWN PLANNERS

**CITY DEVELOPMENT
DIRECTORATE**

11 NOV 2008

JMW/WMCC2771
10 November 2008

Anne Denby
Planning Control
City Development Directorate
Tower Block
Much Park Street
Coventry
CV1 2PY

Dear Anne

PROPOSED DEVELOPMENT AT NEW CENTURY PARK, COVENTRY

I refer to my previous letter dated 15 July 2008 requesting a screening opinion in connection with development of the above site, and to your response dated 14 August 2008 advising that a formal EIA would not be required.

As you are aware, the scheme has been modified following comments from Council Officers and further consideration by the applicant. A revised masterplan has been prepared, which was tabled at our meeting on 6 November 2008, and it is intended that an application will be submitted on this basis during the early part of next year, following public consultation and a presentation to the Development Forum.

Whilst the modifications are relatively minor, I am conscious that your screening opinion relates to the earlier version of the scheme, and to this end I should be grateful if you would confirm that your previous advice applies to the amended scheme, i.e. a formal EIA will not be required.

I enclose an A3 copy of the site masterplan together with the latest schedule of areas. The most 'significant' amendment has been the removal of the larger sheds and a greater emphasis placed on smaller, higher quality business park buildings, primarily within Use Class B1. The number of dwellings to be provided has also increased. In addition, as you know, it is now intended that The Grange be retained and there is interest in a possible private medical care use within this building, or otherwise it will be refurbished for office purposes.

I should be grateful to receive your written response within the next 3 weeks and trust that a copy will be placed on the Planning Register, in accordance with the regulations.

I hope that all is satisfactory, but please do not hesitate to contact me should you have any queries or require additional information.

Yours sincerely

Julie Warwick

Encs

cc:	Graham Pardoe	Goodman
	Miles Price	British Land
	Simon Crosby	Corstorphine & Wright

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NEW CENTURY PARK AREAS (DWG 04034/176)

Site	use	NIA sq ft	NIA sq m	GIA sq ft	GIA sq m	GEA sq ft	GEA sq m	site area acres	units
	1 C3		0		0		0	26.00	341
	2 B1/B1(b)/B1(c)/B2	32980	3064	38800	3605	40842	3794	1.87	
	3 B1/B1(b)/B1(c)/B2	101611	9440	119542	11106	125834	11690	6.07	
	4 B1/B1(b)/B1(c)/B2	79180	7356	93153	8654	98056	9110	5.70	
	5 B1/B1(b)/B1(c)/B2	19282	1791	22685	2107	26688	2479	1.92	
	6 B1/B1(b)/B1(c)/B2	11640	1081	13694	1272	14415	1339	2.56	
	7 B1/B1(b)/B1(c)/B2	58520	5437	68847	6396	72471	6733	4.15	
	8 C1	61500	5713	61500	5713	64737	6014	2.02	112 beds
total		364713	33883	418221	38854	443042	41160	24.29	

