



## SCREENING OPINION

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

**SITE – Part of former Jaguar Works and adjoining land, Browns Lane, Allesley, Coventry**

#### **DESCRIPTION OF DEVELOPMENT – Redevelopment of site for uses falling with Classes B1, B2 & B8 purposes, residential, hotel and associated landscaping**

This proposal falls within Schedule 2 Category 10b of the above Regulations (an 'Urban Development Project within the Infrastructure Projects category') & therefore the City Council is charged to assess (a "screening opinion") whether the above development is likely to have significant effects on the environment such that the application should be accompanied by a Environmental Impact Assessment in the form set out in Part I & II of Schedule 4 to those Regulations.

This screening opinion has been undertaken in accordance with the selection criteria set out in Schedule 3 to the Regulations. This screening opinion is based on a letter dated 18<sup>th</sup> December 2008 from James Mumby of Pegasus Planning Group and plan, drawing no. 3726/010 Rev A.

#### **SENSITIVE AREA**

The site is not a Sensitive Area as defined by Regulation 2(1).

#### **CHARACTERISTICS OF DEVELOPMENT**

The site measures 29.2hectares & comprises the greater part of the former Jaguar Browns Lane Plant where motor vehicle assembly has been undertaken for some 50 years. The proposed application site formerly contained the principal car assembly unit, other ancillary buildings and employee car parking areas. Total floorspace on the site was in the region of 100,000 sq.m with provision for over 2000 car parking spaces. The main assembly building measured 480m by 140m with a building height of 9m to ridge and extended continuously across the majority of the site. All the buildings on the site have now been demolition although the site has not

been cleared. Employee levels on the site peaked in recent years at around 3000. The main access to the site is off the Coundon Wedge Road, which was specifically constructed to service the site during the 1980's at a period of Jaguar expansion.

The proposed development will be a mixed use scheme with approximately 5.4 hectares for residential use (providing in the region of 150 dwellings) with 19.8 hectares in employment / commercial use. It will provide for a variety and range of replacement commercial units to be used for light and general industry and storage & distribution purposes (Uses Classes B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 [as amended] together with a 2,000sqm floorspace hotel, approximately up to 2,700 sq.m of floorspace will be in B1 office use, up to c65,000sqm in B2 (general industry) and up to c16,000 sq.m in B8 (storage and distribution).

The site has been intensively developed in the past and the proposed development will therefore

- not result in any material change in the built development on the site;
- a reduction in employment levels and likely scale & form of the buildings on the site;
- reduced car parking and therefore vehicular generation;
- increased and enhanced landscaping provision.

In view of the history of the use of the site and the scale and form of the existing and proposed development on the site it is not expected that the proposal is likely to result in materially different, additional, unexpected or unusual environmental impacts or raise issues that would be considered no more than of local significance.

The demolition of the existing buildings and clearance of the site will produce waste and cause nuisance however this will not be of a scale or nature to be considered unusual or more than of local impact;

Finally in view of the uses proposed the development is not expected to have any particular or material impact on the use of natural resources, waste production, pollution/nuisances or risk of accidents regarding any substances or technologies used.

## **LOCATION OF DEVELOPMENT**

The site is located towards the outskirts of the city and adjoins areas of Green Belt. It is however a long-standing industrial use which is well serviced off the Coundon Wedge Road (constructed to service the Jaguar site).

To the west the site is bounded by residential development, to the south by Green Belt, to the east by existing Green Belt, an area of land identified as a Coventry Nature Conservation Site and retain industrial buildings, and

to the north by open land identified in the Coventry Development Plan 2001 for Jaguar expansion.

Therefore the proposal is located in an area that has been previously developed and will in part be surrounded by existing and retained industrial units or land allocated for industrial expansion.

A small area of the site lies within the Green Belt but was used primarily for operational car parking and the scheme will not result in any significant encroachment. The remainder of the site does not contain any known ecological or wildlife habitats of any significance nor any trees the subject of Preservation Orders.

The site is not located within a Flood Zone Area or an Air Quality Management Area. There are no known springs or watercourses within the site.

There are a number of services within the site, which may have to be diverted or altered as part of the proposals however these would appear to be local to the site itself.

The site is not within or near to a Conservation Area or listed building and the site is not known to contain any archaeological remains or situated in an historical landscape.

The site has had an industrial past and therefore there will be issues of soil contamination although such conditions are not expected to be unusual or complex.

The development will not have any effect on natural resources and none of the proposed uses are likely to produce or result in the pollution of water, air or ground or production of waste which could not reasonably be expected to be satisfactorily absorbed into the local natural environment through appropriate design and limited mitigation measures and therefore will not impact detrimentally on neighbouring properties.

## **CHARACTERISTICS OF THE POTENTIAL IMPACT**

The development would constitute an Industrial Estate development under category 10(b) of the regulations as the site area exceeds 0.5ha. Annex A to Circular 02/99 identifies indicative thresholds and criteria against which such projects should be assessed and although this site exceeds 20 hectare it is not expected in this case that the development will give rise to any increase in traffic, emissions or noise as the site has previously been intensively developed. In fact through modern building techniques & environmental controls such impacts are likely to be reduced.

The proposal will not have an urbanising affect and the site itself is not environmentally sensitive.

The site has good public transport links with bus stops on the adjoining roads. It is also close to residential areas. The site therefore is located in a sustainable area.

It is considered that in view of the scale, location and form of the development its impact will be no more than local to those properties adjoining the development, the magnitude and complexity of the scheme is not of a scale or nature to result in additional impact beyond the immediate area and any impact is likely to be short lived during the construction period.

## CONCLUSION

For the following reasons and under delegated powers it is determined that an Environmental Impact Statement is **NOT REQUIRED** for the above development:

- 1] The site is not within a "sensitive area" as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England & Wales 1999)
- 2] The environmental impact would not be of more than local significance or short-lived & reversible;
- 3] The development proposed is not in itself environmentally sensitive or located in environmentally sensitive locations.
- 4] The traffic impact is unlikely to impact on the wider locality and the development would not result in unusually complex or potentially hazardous environmental effects.

DECISION DATE: 03 February 2008

L. Wroe

Signed:

City Planning Manager, *lp*