

JMW/WMCC2771
15 July 2008

DRAFT

Claire Tucker
Team Leader – Major Projects
Planning Control
Tower Block
Much Park Street
Coventry
CV1 2PY

Dear Claire

PROPOSED DEVELOPMENT AT NEW CENTURY PARK, COVENTRY

I write further to our meeting yesterday in connection with a proposed revised application for the above site.

I hereby apply for a Screening Opinion under the EIA regulations as to whether an EIA will be required for the development of land as indicated on the attached plans. The site is proposed to be developed primarily for employment purposes (B1/B2/B8) and residential, together with a hotel, infrastructure and landscaping. Land will also be safeguarded for a primary school, which will be provided by others. A schedule of accommodation is set out on the indicative masterplan.

As well as a Framework Plan and an indicative masterplan, it is intended that the application be supported by the following documents:

- Planning, Design & Access Statement (to include reference to affordable housing, economic/employment issues, landscaping, PPS6 considerations (hotel), parking provision, ventilation and extraction and sustainability, as well as the 'usual' considerations)
- Corporate Sustainability Statements (Goodman and British Land)
- Transport Statement
- Ecological Report
- Noise Assessment
- Air Quality Assessment
- Contamination Report
- Flood Risk Assessment
- Drainage Strategy
- Tree Survey

Whilst in my view the proposed development falls within Schedule 2 of the Regulations, it is not considered that there will be significant environmental effects as a result of the development. To this end, and in view of the fact that an EIA was not

considered necessary for the previous schemes, it is our opinion that an EIA will not be required for the new proposals.

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.

I look forward to hearing from you soon.

Yours sincerely

Julie Warwick

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Encs

cc:	Graham Pardoe	Goodman
	Miles Price	British Land
	Jeff Downes	Corstorphine & Wright