



SCREENING OPINION

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (AMENDMENTS) REGULATIONS 2006

Site: Land at New Century Park, Coventry.

Description of Development: Re-development for business purposes (Class B1) and General Industry (Class B2), storage, residential uses (Class C3) with associated car parking, servicing, infrastructure and landscaping (Outline scheme with masterplan identifying land for provision of school with all other matters reserved)

The proposal falls within Schedule 2 of the above Regulations by virtue of Category 10b (Urban development projects). The City Council has been requested to adopt a screening opinion as to whether the above development is likely to have significant effects on the environment such that an Environmental Impact Assessment should be carried out and an Environmental Statement be submitted by the developer containing the information required by Parts I and II of Schedule 4 of the Regulations.

This screening opinion takes into account the selection criteria for screening Schedule 2 development as set out in Schedule 3 to the Regulations. This screening opinion is based on a letter dated 10th November 2008 from Julie Warwick of Holmes Antill and plan drwg no. D4034/0176/RevA

SENSITIVE AREA

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

CHARACTERISTICS OF DEVELOPMENT.

The proposed development is for the reconfigured re-development of New Century Park comprising:

- 9.01ha of employment land (B1 and B2)
- 10.52ha of housing (341units) (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

LOCATION OF DEVELOPMENT

- The development site is located approximately 3km (2.5miles) east of Coventry city Centre
- The northern boundary of the site is bounded by the Binley Road. The site though is screened from the Binley road, partly by a row of residential properties (Copsewood Terrace-which are not part of the site) and a thick tree screen for the remainder of the Binley Road boundary.
- Allard Way lies to the east of the site where there is also allocated Green Belt land.
- To the west the site is bounded by residential dwellings for the northern half of this boundary and playing fields of the Coventry Sphinx Club in Armstrong Road for the southern half.
- To the south of the site are residential dwellings in Second Avenue and new residential dwellings built under a previous outline permission for the redevelopment of the New Century Park site.
- The site covers approximately 24ha with Brindle Avenue being the principal route through the site from Binley Road to Allard Way. Improvements to Brindle Avenue and its junctions with Binley Road and Allard Way have been carried out as part of infrastructure works under previous permissions for the redevelopment of the New Century Park site.
- The site previously comprised a mix of office and industrial premises. Many of the buildings to the western side of the site have been / or are in the process of being demolished. An existing office building known as, Leamington House, situated to the west of Brindle Avenue close to the Binley road entrance to the site is to be retained.

- The site also houses Copsewood Grange ('The Grange'), which is a late 19th century building set within extensive grounds containing mature hedgerows and a varied and unique range of mature trees hedgerows, the majority of which are included in the City of Coventry (Copsewood Grange No.1) Tree Preservation Order 1994. The Grange has a private access (lined with Chestnut trees) from Binley Road, with a Copsewood lodge ('the lodge') inset from Binley Road at its northern end.
- Both the Grange and the Lodge are included in Coventry City Councils local list of buildings of special architectural or historic importance.

CHARACTERISTICS OF THE POTENTIAL IMPACT

- The original permission (app.ref48976) for the redevelopment of the New Century Park site created a mixed use business park comprising 19.6ha of employment land (B1,B2, B8), 8.4ha of housing with associated car parking, servicing, infrastructure and landscaping. This involved the development of the land around Copsewood Grange and in view of the contribution of this land to the character of the area conditions were imposed as an added safeguard for the TPO trees.
- The application also established a Coventry Nature Conservation Site (CNCS) to mitigate for woodland lost to the development.
- Structural landscaping to include buffer strips were incorporated into the layout of the development to separate the business units from existing adjacent dwellings, and the new business development from new housing and the scheme was designed to incorporate bus stop facilities in accordance with development plan catchment requirements, provisions for pedestrian and cycle traffic through the site and provisions for open space.
- Planning Conditions were imposed to ensure:
 - satisfactory mitigation of noise from the new business uses;
 - completion of junction alterations at Allard Way / Second Avenue, and Brindle Avenue / Binley road to accommodate the additional traffic from the respective phases of the development;
 - satisfactory remedial measures to address land contamination;
 - adequate drainage of the site
 - satisfactory phasing of the development; and the comprehensive redevelopment of the site.
- In addition, legal obligations were established to address affordable housing, public open space, and establishment of a Green Travel Plan; the maintenance of displaced recreational activities, and the procurement of funding towards education and employment initiatives.
- A subsequent application (ref.48976/E) to revise the masterplan for the redevelopment retained a similar mix of uses but reduced the business land provision by 4.10ha, increasing housing land by 2.38ha, and retaining a

considerably greater proportion of the fine trees and landscape features around Copsewood Grange. Variations of the original conditions and legal agreements formed part of this revised redevelopment.

- The proposals, subject of this screening opinion, propose a further variation to the masterplan. The proposals again retain a similar mix of uses though the business land provision is reduced to 9.01ha and also a 112 bedroom hotel is proposed. The housing land increases to 10.52ha (14.52ha when considering development already carried out) with land also being set aside for future development of a new school.

- Paragraph 46 of the Regulations state that; "Development which comprises a change or extension requires EIA only if the change or extension is likely to have significant environmental effects.

- The main changes from the extant permission (app. Ref. 48976/E) can be summarised as follows:

- reduction to employment land of 10.59ha
- increase in housing land of 6.12ha (when taking into account area already developed under previous approval)
- Provision of land for school (1.8ha)
- Provision of a 112-bedroom hotel included within employment land
- retention and conversion of 'The Grange' and 'The Lodge'
- change to internal road layout

- The provision of a 112bedroom hotel does have the potential to generate further traffic. However taking into consideration the proposed reductions to the area of employment land from 19.6ha to 9.01ha, the removal of proposed B8 uses, and the likely interaction of the hotel use with the proposed employment and residential it is considered the impact will remain within the parameters of that already considered under previous approvals. An updated Transport Statement will accompany any application and conditions regarding travel plans will be amended, as necessary, and carried through to any new proposals.

- The provision of land for future development to provide a new primary school will also potentially impact on traffic generation in the surrounding area. The new school though will be a local authority school and is expected to serve a local catchment area. The transport Statement submitted as part of any new application will be expected to address potential impact from this and conditions relating to green travel plans could be imposed on any approval. Provision of a school within the site will not significantly increase overall potential of the redevelopment of this site and may reduce the need of occupiers of recent / proposed residential development to travel by car to other areas of the city.

- The current masterplan, subject of this screening opinion, shows the majority of the fine trees and landscape features to be retained. Copsewood Grange and The Lodge are shown retention. A variant of the original

conditions and legal agreements will be established for any revised development.

- It is therefore considered that owing to the scale and form of the proposed revisions the impact from the development will be no more than local to properties adjoining the development, short lived during the construction period, and not exceed the impacts already assessed for the redevelopment of the site.

CONCLUSION

For the above reasons and under delegated powers it is determined that an Environmental Statement **is not** required for the above development.

Decision date: 28.11.2008

Signed:

A handwritten signature in black ink, appearing to read 'L. Wroe'.

Planning Control Manager.