

JM/BIR.2489

E-mail : james.mumby@ppg-llp.co.uk

12 January 2009

Ms. Anne Denby
City Development
Planning and Strategic Transportation
Coventry City Council
Civic Centre 4, Floor 3
Much Park Street
Coventry
CV1 2PY

CITY DEVELOPMENT
DIRECTORATE

13 JAN 2009

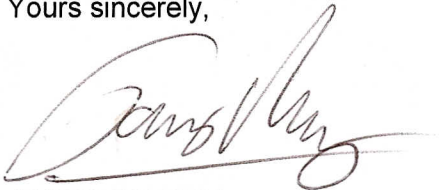
Dear Anne,

Former Jaguar Site, Browns Lane, Coventry
Town and Country Planning (Environmental Impact Assessment) (England
and Wales) Regulations 1999
Request for Screening Opinion

Further to your letter dated 8 January 2009 and our subsequent email correspondence today, please find enclosed a site plan in connection with the above.

Please do not hesitate to get in touch should you have any further queries.

Yours sincerely,



JAMES MUMBY
Planner

Enc.

5 The Priory
Old London Road
Canwell
Sutton Coldfield
B75 5SH

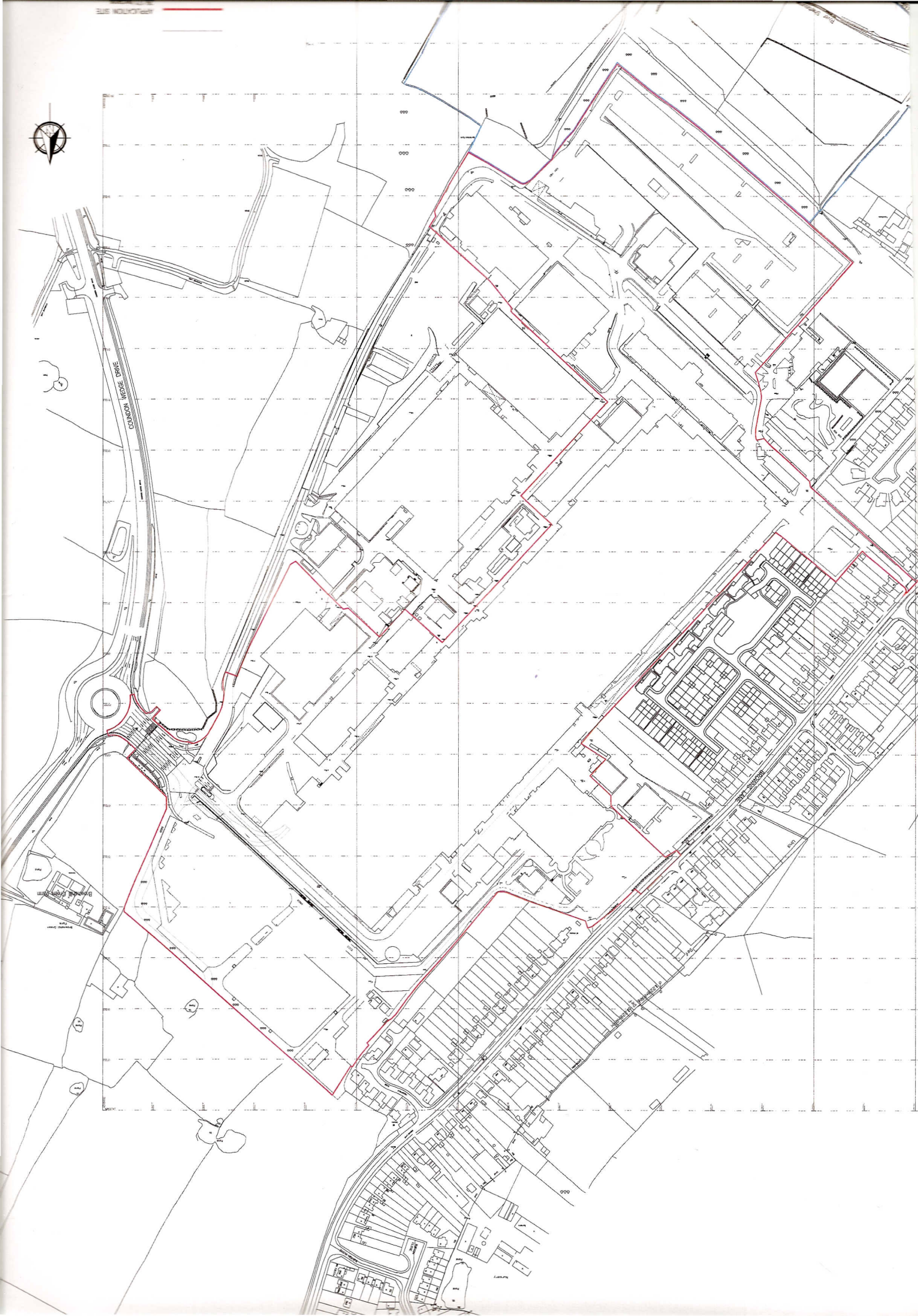
T 0121 308 9570

F 0121 323 2215

Also at:
Bracknell
Bristol
Cambridge
Cirencester
Leeds
Nottingham

Pegasus Planning Group LLP is a
limited liability partnership registered
in England and Wales partnership
number OC305545

Registered Office:
6-20 Spitalgate Lane,
Cirencester, Gloucestershire.
GL7 2DE



1FP/G

JM/BIR.2489

E-mail : james.mumby@ppg-llp.co.uk

18 December 2008

Lesley Wroe
Coventry City Council
City Planning Manager
Civic Centre 4, Floor 3
Much Park Street
Coventry
CV1 2PY



Dear Lesley,

Former Jaguar Site, Browns Lane, Coventry
Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999
Request for Screening Opinion

I refer to the above site and recent pre-application consultation which has been taking place both with local residents, stakeholders and the City Council since June 2008. The site covers an area of 29.2 hectares. The public consultation and discussions thus far have been with regard to our client Goodman's proposals for the redevelopment of the site for employment uses along with residential development located next to Browns Lane.

As you will be aware, further to the public consultation exercise and recent discussions with the City Council, it is now intended to develop the site for a larger proportion of residential uses to a total area of 5.4 hectares with a maximum of approximately 150 dwellings, along with 19.8 hectares for employment/commercial uses. Within the employment uses/commercial uses, at this stage 2,000 square metres is proposed for C1 hotel use and 2,700 square metres proposed for B1 office use. The remaining proposed employment uses are a mixture of B2 and B8 uses. It is envisaged that the dwellings and B1 office unit will be predominantly two storey with some three storey elements, and the hotel will take the form of an entrance building to the site from the Coundon Wedge Road on the north-eastern boundary. It is intended that the application will be in outline form, with detailed approval sought for access and the remaining reserved matters reserved for subsequent approval.

It is my client's intention to support the submission of a planning application with a range of reports and statements following continued liaison with your colleagues at the City Council and in accordance with your validation checklist. In particular, it is acknowledged that the application will need to be supported by a revised Transport Assessment, which will involve further liaison with the Highways Agency and the Transport Department at the City Council.

5 The Priory
Old London Road
Canwell
Sutton Coldfield
B75 5SH

T 0121 308 9570

F 0121 323 2215

Also at:
Bracknell
Bristol
Cambridge
Cirencester
Leeds
Nottingham

Pegasus Planning Group LLP is a limited liability partnership registered in England and Wales partnership number OC305545

Registered Office:
6-20 Spitalgate Lane,
Cirencester, Gloucestershire.
GL7 2DE

I would be grateful for an opinion from you as Local Planning Authority as to whether or not the revised development proposals require Environmental Impact Assessment under the above Regulations. It is my view that the project falls to be considered under Paragraph 10(b) – Urban Development Projects exceeding 0.5ha as set out in Schedule 2 of the Regulations however the development proposals will not be of a greater scale than the previous use of the site for Jaguar car manufacturing, or the neighbouring existing Jaguar operation, and therefore any impacts will not be of a markedly different nature.

I look forward to hearing your formal opinion in respect of the proposed planning application at your earliest convenience.

Kind regards,

Yours sincerely,



JAMES MUMBY
Planner

cc. Graham Pardoe - Goodman