

Description of the Site and Surroundings

New Century Park (NCP) comprises approximately 23ha of brownfield land located approximately 3km east of Coventry City Centre, in the Lower Stoke Ward. With the exception of two locally listed buildings which are vacant and have suffered from vandalism – Copsewood Grange and Lodge – the site is cleared and vacant. The site can be accessed from Allard Way and Binley Road. NCP is bounded to the north, south and west by predominantly residential development, although Leamington House adjoins the northern boundary and provides office accommodation. Immediately to the east (in-between NCP and Allard Way) is an area of private greenspace which is owned by the Applicants and which is Green Belt.

This Screening Opinion Request relates only to the "Phase 2" land at NCP, which comprises the eastern half of the site. It amounts to c.10.5ha and is shown on the enclosed Site Location Plan Drawing No. 0034).

Relevant Planning History

Various applications have been granted at NCP since the site was acquired by the Applicants. However, the most relevant (and recent) permission relates to that granted in July 2011 (Ref. S73/2011/0604) which varied an outline permission granted in August 2010. This grants outline planning permission for mixed-use development at NCP, including 10.73ha of residential (Plot 1), a primary school on 1.62ha (Plot 2), 8.96ha of employment (Plots 3, 4, 5, 6 and 7) and a hotel on 0.89ha (Plot 8). The Phase 2 land incorporates Plots 3-8.

It is significant to note that your Authority adopted a negative Screening Opinion for this application in July 2009 and a copy is enclosed.

Your Authority has approved Reserved Matters for the partial construction of the internal spine road under the 2011 outline permission (RM/2011/1915) and have also discharged the majority of pre-commencement conditions. The Applicants have agreed to sell Plot 1 to Barratts Homes West Midlands and they have submitted a Reserved Matters application for this land.

Description of the Proposed Development

An application for planning permission to develop Phase 2 of NCP for residential purposes is currently being prepared. A Parameters Plan will be submitted as part of this application and the draft plan is enclosed (Drawing No. 0032). An Illustrative Masterplan will also be submitted to demonstrate the capacity of the site and this will be presented at the public exhibition scheduled for 29 February and 01 March. Please note that these plans are not yet "fixed" as the requirement for public open space is yet to be agreed and the plans are yet to be subjected to public consultation.

The Illustrative Masterplan demonstrates that the Phase 2 land can accommodate approximately 387 residential units (including the conversions of the Grange and Lodge) when allowing for the provision of landscaping, public open space, car parking and access routes.

It has been agreed with your Authority's Education Department that additional land will be provided to allow the development of a school in order to accommodate the increase in pupil numbers generated as a result of the development. Under the 2011 permission, 1.62ha of land will be transferred to your Authority for this use, and it has now been agreed that an additional 0.9ha will be transferred (on the Plot 1 land which benefits from residential planning permission).

In summary, the application will propose the redevelopment of the vacant employment land for residential purposes, including the conversion of two locally listed buildings, and the provision of associated access routes, car parking, servicing and landscaping (including public open space).

Establishing whether EIA is required

The Town and Country Planning (Environmental Impact Assessment Regulations) 2011 came into force on 24 August 2011 and, although the Government has proposed withdrawal of DETR Circular 02/99, this has not yet taken place so the Circular remains the principal source of guidance. Annex B of the Circular sets out the selection criteria for screening Schedule 2 developments and to assist your Authority we have applied these criteria in the table below.

Table 1: Application of Annex B Circular 02/99 criteria relating to Schedule 2 developments

Schedule 2 Criteria	Application to the development proposal
<p>1. Characteristics of the Development</p>	<p>(a) The Phase 2 application site is c.10.5ha and will comprise of circa 387 residential dwellings with associated development. The development will be similar in scale to the surrounding residential development and that proposed on Plot 1.</p> <p>(b) The Phase 2 land already benefits from planning permission for employment use and its redevelopment is therefore already supported in principle. The proposed residential use will complement the adjoining area, and is likely to attract less environmental impacts than the permitted employment uses (e.g. traffic generation). The development will attract requirements for additional education and recreation infrastructure – these will be provided as part of the development.</p> <p>(c) Construction will require the use of some natural resources, but appropriate sustainable construction techniques will be adopted.</p> <p>(d) The construction and operational phases will produce some waste but appropriate mitigation measures (recycling etc) will be applied.</p> <p>(e) The construction phase will be subject to strict controls to minimise risk of pollution to land and water and nuisance from traffic movements. The development will be built to accommodate sustainable development codes under the Building Regulations.</p> <p>(f) It is unlikely that there will be a risk of accidents during construction or operation, however, appropriate requirements will be rigorously enforced to minimise risk.</p>
<p>2. Location of the development</p>	<p>(a) The Phase 2 land at New Century Park is a vacant and previously-developed site which was formerly used for employment purposes and which benefits from various planning permissions for employment schemes.</p> <p>(b) We are not aware of any areas on the site which contain important, high quality or scarce natural resources which could be affected by the development. The adjoining site is Green Belt which is an important natural resource, however, this will not be developed as part of the proposals (but is likely to be made publicly accessible).</p> <p>(c) We are not aware of any areas on or around the site which are protected for ecological, landscape or other value. The proposed development falls within a built-up urban area and is not expected to detrimentally affect views in to and across the site, nor will it change the overall urban character. Quite to the contrary, it will involve the conversion of two locally listed buildings which are currently in a poor state of repair. The proposed development will deliver buildings of a high architectural quality, which will relate well to the character and scale of the surrounding area.</p>

Schedule 2 Criteria	Application to the development proposal
3. Characteristics of the Potential Impact	Any impacts from the development will be local in nature. There may be some temporary impacts (e.g. traffic, noise, air quality) during the construction phase, but these are unlikely to be significantly different to the scheme which benefits from planning permission and there are unlikely to be any significant and/or irreversible impacts at the operational phase.

Having regard to all of the above we would submit that:

- a. The development is of only local importance;
- b. The location is not particularly environmentally sensitive or vulnerable; and
- c. There are no unusually complex or potentially hazardous environmental effects.

We consider that it is highly unlikely that the development will cause significant environmental effects and therefore contend that an EIA is not required, similarly to the conclusions reached in your Authority's Screening Opinion dated July 2009.

Proposed Format of Planning Application

It is envisaged that a "hybrid" planning application will be submitted; being in outline with all matters reserved with the exception of the Lodge and Grange conversions in which full details will be submitted. It has been agreed through pre-application meetings that the following supporting documents will be provided:

- Plans
- Planning Statement
- Design and Access Statement
- Transport Assessment
- Ecological Assessment
- Archaeological/Heritage Statement
- Economic Assessment
- Flood Risk Assessment/Drainage Strategy
- Land Contamination Statement (to link the permission to the approved site remediation strategy)
- Air Quality Assessment
- Noise Assessment
- Arboricultural Statement
- Statement of Community Involvement
- Affordable Housing Statement

The application is programmed for submission in late March 2012, following further pre-application consultations.

We trust that the above provides your Authority with sufficient information to enable a Screening Opinion to be adopted within three weeks of receipt of this letter. However, should you require any further information please do not hesitate to contact Matthew Fox (0121 609 8326) in our Birmingham Office.

Yours faithfully

GVA Grimley Ltd

GVA GRIMLEY LTD

CC. I Prichard – Goodman
D Bloy – British Land
P Heslop - Goodman

Enc.



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) General Industry (Class B2) and Storage and distribution (Class B8), Hotel (Class C1) and residential uses (Class C3) with associated car parking, servicing, infrastructure and landscaping (Outline scheme with masterplan identifying land for provision of school, means of access being discharged in part (spine road) 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 24th June 2009 and e-mail dated 1st July 2009 from Julie Warwick of Holmes Antill and plan drwg no. 0002B Rev B.

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:

- 8.91ha of employment land (B1 / B2 and B8)
- 10.77ha of housing (365units) (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;
- 1.62ha 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,

- 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 8.91ha and also a 112 bedroom hotel is proposed. The housing land increases to 10.77ha (14.77ha 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 to 8.91ha from 15.5ha
 - increase in housing land of 3.99ha (when taking into account area already developed under previous approval) from 10.78
 - Provision of land for school (1.62ha)
 - 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 8.91ha 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.

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.

• 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 to be retained and converted for offices. 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

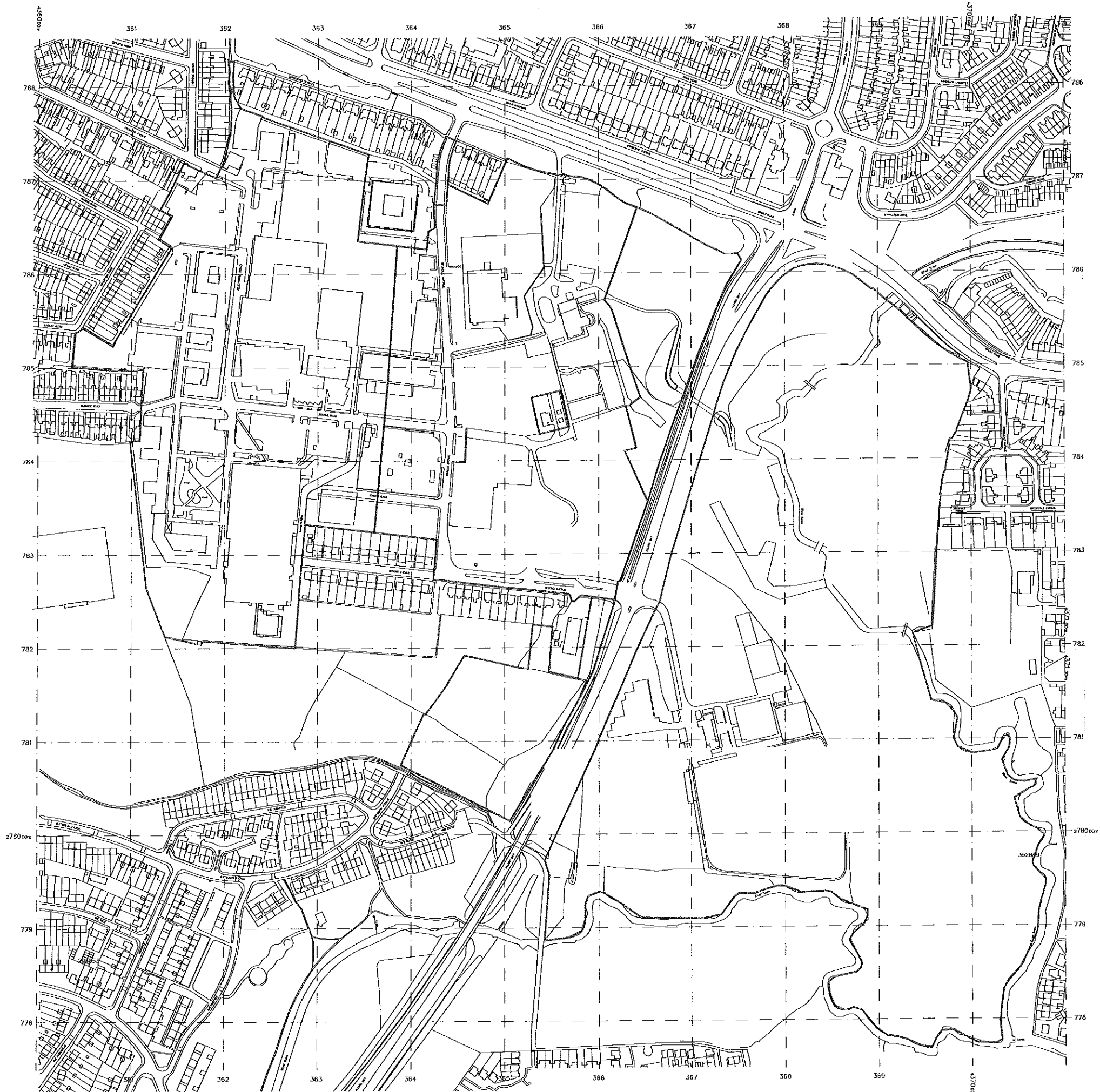
For the above reasons and under delegated powers it is determined that an Environmental Statement **is not** required for the above development.

Decision date: 20.07.2009

Signed:



Planning Control Manager. 



Phase 2 Residential - 25.8 acres (10.45 ha)
 Adjacent land owned by applicant

Rev.	Date	Details	Drawn	Checked
Information				
Project/Client:		Project No:		
Goodman International		07151		
New Century Park		Dwg No:		
Coventry		0034		
Rev:		-		
Drawing:		Scale:		
Site Location Plan		1:1500 (A0)		
February 2012		Drawn By:	Date:	
		RMG	03/02/2012	
Checked By:		Date:		
SC		03/02/2012		

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Contractors must work to the figures and dimensions which are to be checked on
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- Phase 1 Residential - 28.51 acres (10.52 ha)
To be developed pursuant to Reserved Matters permission Ref. P/2011/2152
- Phase 2 Residential - 25.28 acres (10.23 ha)
- Primary school - 4.00 (6.25) acres (1.61 (2.52) ha)
- Potential public open space - 5.26 acres (2.13 ha)
- Copewood Grange and Grange Lodge to be converted to residential dwellings
- Indicative highways access
- Indicative public open space access

Rev.	Desc.	Drawn	Checked
Information			
Project/Client:		Project No:	
Goodman International		07151	
New Century Park		Dwg No:	
Coventry		0032	
Rev:		-	
Drawn:		Scale:	
Parameters Plan		1:1000 (A0)	
February 2012		Drawn By:	Date:
		RMG	03/02/2012
		Checked By:	Date:
		SC	03/02/2012

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