INTRODUCTION.
The City Council has been requested to adopt a screening opinion as to whether the redevelopment of phase 2 of the land at New Century Park, Allard Way, Coventry for housing purposes is likely to have significant effects on the environment such that an Environmental Impact Assessment should be carried out and an Environmental Statement submitted as part of the planning application for the proposed development.

LOCATION OF DEVELOPMENT.
The development is proposed on land at New Century Park, Allard Way, Coventry. The site is brownfield, having previously been part of the Marconi Manufacturing Plant. It does not lie within a Sensitive Area as defined by Regulation 2(1).

DESCRIPTION OF DEVELOPMENT.
The proposed scheme will occupy 10.5 Ha of the 23 Ha New Century Park site, and form Phase 2 of its redevelopment; comprising of up to 387 residential units, means of access, parking provision, amenity open space, and landscaping works. It will be of a similar scale, and have the same characteristics as phase 1B of the New Century Park site which has reserved matters approval for housing development.

CHARACTERISTICS OF THE POTENTIAL IMPACT.
Construction works will utilise natural resources, but appropriate sustainable construction techniques will be adopted. Appropriate mitigation measures will be applied to minimise pollution (land, air and water), and the production of waste materials and nuisance from unnecessary traffic movements will be minimised by re-cycling. No significant risk of accidents, attributable to any particular substance or technology to be used in the construction process has been identified.

CONCLUSION.
The proposed development falls within the applicable threshold and criteria contained in Schedule 2, paragraph 10b of the above Regulations.
The site forms part of the former manufacturing plant that has outline planning permission for redevelopment for mixed use purposes, which was the subject of an earlier screening opinion adopted in July 2009 by the City Council indicating that an Environmental Statement was not required.

The character of the development now proposed is unlikely to be significantly different to the consented outline scheme and it is therefore considered that any impacts from the development will be similarly local, temporary in nature (i.e. during the construction phase) and unlikely to result in the creation of significant environmental effects, that would necessitate an environmental impact assessment.

Accordingly, in the opinion of the local planning authority, an Environmental Statement is not required for the proposed development.

This screening opinion takes into account the selection criteria for screening Schedule 2 developments as set out in Schedule 3 to the Regulations, and is based on a screening request from GVA Grimley Limited (with enclosed location plan and draft illustrative masterplan) dated 15th February 2012.

Decision date: 13th March 2012

Tracy Darke,
Group Manager,
Planning and Building Control.