



**For the attention of Rowan Reid**

Coventry City Council  
Planning Department  
Civic Centre 4  
Much Park Street  
Coventry  
CV1 2PY



WB/jp/12.082  
30<sup>th</sup> August 2012

Dear Rowan,

**Town & Country Planning (Environment Impact Assessment) Regulations 2011**  
**AT: Land at North of Prior Deram Walk, East of Fletchamstead Highway (A45), Canley, Coventry**  
**RE: Regulation 5 - Request for Screening Opinion**

I refer to our meeting at your offices on 16<sup>th</sup> August 2012 to discuss the submission of a full planning application for residential development at the above site, which forms part of the wider Canley Regeneration project.

As you are aware, Taylor Wimpey (Midlands) are currently preparing a planning application for around 171 residential units on the site. It is in respect of these proposals I request a screening opinion under Regulation 5 of the above Act, in order to determine whether the production of an Environmental Impact Assessment is required to accompany the submission.

In accordance with the Environmental Impact Assessment Regulations I enclose a plan identifying the location of the site.

With regard to this current site and proposal, it is considered that it does not constitute EIA development under the regulations. The following is provided by way of justification for this view.

The proposed development is residential with associated private car parking, garden areas and landscaping and involves the provision of a new access road into the site. It will have regard to the site constraints including; site levels, trees and hedgerow, the proximity to the West Coast Main Line, A45 and overhead power lines and residential amenity.

The site forms part of a wider area benefitting from outline planning permission for 731 residential units, hotel, community facilities, open space and associated works and infrastructure. This was granted permission on 31<sup>st</sup> March 2010 (app no. 55000) and was accompanied by an EIA.

As the site area of this current scheme is broadly the same as part of the larger outline permission, albeit the site extends between 33m and 57m to the north and between 22m and 27m to the east, the key consideration is whether that change is likely to have significant environmental effects

The outline application showed this area as accommodating 195 residential units. Therefore, whilst the site area has increased on this particular part of the site under this current proposal, the density and numbers have not. In consideration of potential increase in traffic, emissions and noise, it is not therefore anticipated the proposed development would have a greater significant environmental effect.

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It is appreciated that the site area is in excess of 5ha (5.4ha), however, the uses, mix and disposition of buildings are not of a markedly different nature to what already has permission and what has already been assessed in environmental impact terms. Moreover, it is considered that the circumstances of the surroundings have not materially changed since the previous EIA that covered the site.

Given the current knowledge regarding the ecological value of the site, site topography and other site investigations there is nothing that indicates the likely effects of any impact relating to the proposed residential development would be significant enough to require the submission of a formal Environmental Impact Assessment.

A number of supporting reports have been commissioned to cover the variety of disciplines in accordance with your Council's normal validation requirements, none of which at this stage are identifying any insurmountable concerns.

The proposed development does not constitute Schedule 1 development.

Having regard to Schedule 2 development, the proposal may be classified as an infrastructure project, and having assessed the development against the selection criteria there is no evidence to indicate that the impacts that may arise are of a magnitude that would be considered unusual, or particularly controversial given the urban characteristics of the site and surroundings.

Consequently, as the application will be accompanied by the requisite supporting reports, it is considered that the current proposal does not require the submission of an Environmental Impact Assessment.

Notwithstanding my own considered view, as per Regulation 5, I hereby formally request a Screening Opinion from the Local Planning Authority to determine whether an Environmental Statement is required in this instance.

Please do not hesitate to contact me should you require any clarification in respect of the proposal or any further information at this stage required in order to assist you in your decision.

Yours sincerely

**CERDA PLANNING LIMITED**

  
William Brearley MPlan  
Principal Planner