Site: Land to the rear of the Boat Inn, Shilton Lane, Coventry.

Description of Development: Redevelopment for residential development (Use Class C3) comprising 115 dwellings with associated access, landscaping and public open space;

The development proposed is a Schedule 2 development by virtue of Category 10b (Urban Development Project) of The Town And Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 ("the Regulations").

SENSITIVE AREA

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

CHARACTERISTICS OF DEVELOPMENT

The proposal is to redevelop the site for residential development comprising 115 dwellings with associated access, landscaping and public open space. The residential development would cover 3.2 hectares of the total site area of 5.3 hectares with a density of 36 dwellings per hectare.

Proposed access to the site would be from Shilton Lane.

Existing trees and woodland to the site boundaries with the M6 motorway, Aldermans Green Industrial Estate and Shilton Lane would be retained.

A habitat area comprising SuDS features would be provided in the south west corner of the site and public open space adjacent to the M6 motorway. An Equipped Play Area is also proposed.

LOCATION OF DEVELOPMENT
The site comprises a disused private sports field with substantial areas of tree planting to its boundaries.

The site is accessed from Shilton Lane.

It is bounded to the north and west by the Aldermans Green Industrial Estate to the east by the M6 motorway and to the south by dwellings on Shilton Lane.

CHARACTERISTICS OF POTENTIAL IMPACT

The proposal would result in a site which is currently Greenfield land being built upon, although some open space would be retained as part of any redevelopment.

No part of the site is covered by any local or national landscape, nature conservation, heritage or other environmental designations.

In terms of landscape features the vast majority of existing trees within the site are to the site boundaries and it is anticipated that such planting would be safeguarded as part of any redevelopment.

Appendix 3 to the Regulations regarding Schedule 2 projects states in respect of the indicative thresholds and criteria for urban development schemes that development proposed for sites which have not previously been intensively developed are more likely to require EIA if the site area of the scheme is more than 5 hectares or the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1000 dwellings).

That part of the site set aside for residential development totals 3.2 hectares and well below 1000 dwellings are proposed. The site in my view does not have a non-urban character given the presence of residential properties to the south, the M6 motorway to the east and the Aldermans Green Industrial Estate to the west.

Any nature conservation value that may be present on the site, particularly within the areas of tree planting could be adequately assessed through provision of a Phase 1 Habitat Survey and as stated above such areas of planting are earmarked for retention.

Noise matter and air pollution matters associated with traffic noise and air pollution from the M6 motorway could be assessed through Noise and Air Pollution Assessment reports.

Drainage matters would be addressed through a Flood Risk Assessment which is required in respect of all developments covering a site area of more than 1 hectare, although the illustrative masterplan does show a SuDS area in the south west corner of the site.

Transportation impacts could be assessed through a Transport Assessment.
The site has formerly been used as playing fields, with these being privately owned. Impact on playing field provision in the locality could be assessed at planning application stage through the submission of a PPG17 assessment. However, it needs to be borne in mind that the site lies within Henley ward, where the City Council’s Green Space Strategy identifies that outdoor sport grass pitch provision is currently 1.23 hectares per 1000 population which is above the City Council’s minimum standard of 1.02 hectares per 1000 population.

CONCLUSION

For the above reasons and under delegated powers it is determined that an Environmental Impact Assessment is NOT REQUIRED for the above development:-

DECISION DATE: 22 January, 2010

Signed

L. Wroe

City Planning Manager