



SCREENING OPINION

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (AMENDMENTS) REGULATIONS 2006

Site: Bannerbrook Park (former AGCO / Massey Ferguson) Banner Lane, Coventry.

Description of Development: Re-development for residential uses (Class C3) with associated car parking, infrastructure and landscaping (Outline scheme with masterplan identifying main access road, linkages into existing development, expansion of linear open space and demolition of existing Tower Block).

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 5th May 2009 from Glenn Godwin of Pegasus Planning Group and plan drwg nos. P.0566_04-1 & P.0566_04-2

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 the northern sector of the former Agco / Massey Ferguson site comprising two separate proposals which will consist of:

Proposal 1

- site of approximately 14.8ha for housing land in northern half of site (320 dwellings)
- Open space provision (Approx 1ha) – comprising an extension to existing linear open space
- new spine roads connecting to existing
- parking;
- strategic landscaping;

Proposal 2

- site of approximately 1.5ha for housing land to the south of the existing Tower Block (40 dwellings)
- demolition of existing Tower Block
- parking;
- open space provision – comprising an extension to existing linear open space(approx 0.35ha)
- strategic landscaping;

The site has been intensively developed in the past and the proposed development will therefore

- not result in any material change in the built development on the site;
- lead to a reduction in employment levels and likely scale & form of the buildings on the site;
- reduced car parking and therefore vehicular generation;
- increased and enhanced landscaping provision.

In view of the history of the use of the site and the scale and form of the existing and proposed development on the site it is not expected that the proposal is likely to result in materially different, additional, unexpected or unusual environmental impacts or raise issues that would be considered no more than of local significance.

Finally in view of the uses proposed the development is not expected to have any particular or material impact on the use of natural resources, waste production, pollution/nuisances or risk of accidents regarding any substances or technologies used.

LOCATION OF DEVELOPMENT

The development site is located approximately 5.5km (3.5miles) west of Coventry City Centre.

The last use of the site was as an assembly plant with associated offices, car parking and service areas. It has been cleared of buildings associated with the previous use, except for the vacant Tower Block adjacent to the eastern

site boundary and a social club to the northern site boundary close to the boundary with Solihull, some hard standing also remains.

The western site boundary adjoins the administrative boundary with Solihull Metropolitan Borough Council with open countryside (designated Green Belt) beyond.

The site is bounded to the north by Broad Lane running east west with established residential areas to the north of Broad Lane. Also adjoining the northern site boundary is Bestway, a commercial operation with separate access from Banner Lane.

There is a watercourse within the site, which runs along the northern boundary and a number of ponds, outside of the application site, within the Green Belt countryside to the west.

Tile Hill Wood (SSSI and Green Belt) is to the east of the site on the opposite side of Banner lane together with a school in extensive landscaped grounds beyond. There are a number of trees within a substantial landscape belt to the northern site boundary alongside a watercourse which follows the northern site boundary. There is also a significant landscape belt to the western boundary. A Tree Protection Order covers trees on the northern boundary adjacent Broad Lane (TPO324) and a Oak Tree south of the tower Block on the eastern boundary (TPO327)

Residential development, comprising of a mix of 1bed flats to 5 bed detached dwellings with heights ranging from 2-5storeys is on-going to the south of the site. There is a 40m strategic landscape area which will contain children's equipped play areas which separates the residential development from the site boundary.

The vehicular points of access to the site have been established under previous planning permissions (app nos 52000); two from Banner Lane (north and south) and one from Broad Lane adjacent to the boundary with Solihull.

Improvements to the highway network, including junction improvements, installation / upgrading of pedestrian crossing and new / improved cycleways are to be carried out as part of infrastructure works under previous Planning permissions for the redevelopment of the former Agco / Massey Ferguson site.

The site does not contain any known ecological or wildlife habitats of any significance nor is it located within a Flood Zone Area or an Air Quality Management Area.

There are a number of services within the site, which may have to be diverted or altered as part of the proposals however these would appear to be local to the site itself.

The site is not within or near to a Conservation Area or listed building and the site is not known to contain any archaeological remains or situated in an historical landscape.

The site has had an industrial past and therefore there will be issues of soil contamination although such conditions are not expected to be unusual or complex.

The development will not have any effect on natural resources and none of the proposed uses are likely to produce or result in the pollution of water, air or ground or production of waste which could not reasonably be expected to be satisfactorily absorbed into the local natural environment through appropriate design and limited mitigation measures and therefore will not impact detrimentally on neighbouring properties.

CHARACTERISTICS OF THE POTENTIAL IMPACT

Annex A to Circular 02/99 identifies indicative thresholds and criteria against which such projects should be assessed and although this site is in excess of 5 has it is not expected in this case that the development will give rise to any increase in traffic, emissions or noise nor result in any significant urbanising effect as the site has previously been intensively developed.

The site has good public transport links with bus stops on the adjoining roads. It is also close to residential areas. The site therefore is located in a sustainable area.

It is considered that in view of the scale, location and form of the development its impact will be no more than local to those properties adjoining the development, the magnitude and complexity of the scheme is not of a scale or nature to result in additional impact beyond the immediate area and any impact is likely to be short lived during the construction period.

The current proposals would form the third and final phase of redevelopment of the former Agco/Ferguson site. The original permission (app.ref 52000) proposed to create a mixed use scheme comprising a science and technology business park of 16.7ha, incorporating the retention of the Tower Block and including B1 and B2 uses and C3 residential development of 14.7ha. Local centre of 2.11ha relocated social club, recreation / amenity space, drainage, highways / utilities infrastructure and landscaping.

These revised proposals will replace the science and technology park with further residential. The original application was accompanied by an Environmental Assessment however the proposed changes will not introduce significantly different or more hazardous environmental effects, not exceed the impacts already assessed for the redevelopment of the site nor introduce environmental effects that would be no more than of local significance or of short term during construction.

CONCLUSION

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

- 1] The site is not within a "sensitive area" as defined by Regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) (England & Wales 1999)
- 2] The developments are no more than of local significance;
- 3] The developments proposed are not in themselves environmentally sensitive or located in environmentally sensitive locations.
- 4] The developments do not have unusually complex and potentially hazardous environmental effects nor exceed those impacts previously assessed.

Decision date:

A handwritten signature in black ink, appearing to read 'L. W. Jones'.

Signed:
City Planning Manager. 

