

Rebecca Grant
Floor 3
Civic Centre 4
Much Park Street
Coventry
CV1 2PY

16th May 2016

Dear Rebecca,

Dear Sir/Madam

RE: PROPOSED RESIDENTIAL DEVELOPMENT FOR 275 DWELLINGS AT LAND OFF PRIOR DERAM WALK, CANLEY, COVENTRY

In advance of a formal planning application, Barratt Homes North Midlands are writing to request that Coventry City Council provide a formal Screening Opinion in order to establish whether or not the development proposals outlined below, constitutes an Environmental Impact Assessment (EIA) development.

In accordance with Paragraph 5(2) of the Town and Country Planning (EIA) regulations 2011 (as amended), this screening request is accompanied by the following:

- A plan to sufficiently identify the land;
- A brief description of the development proposals and where applicable its possible effects on the environment; and
- Such other information or representations as the person making the request may wish to make or provide or make.

Site Location

The site is currently publically accessible open land. The main physical characteristic of the site is its containment within built framework. Prior Deram Walk adjoins the site along the northern boundary with the A45 bounding the eastern edge of the site. Freeburn Causeway runs along the southern edge of the site. The newly erected Prior Deram Park is located in the western section of the site.

Description of the proposal

The proposal is in full for 275 dwellings. The topography of the site is relatively flat and access is proposed from Prior Deram Walk to the North.

EIA Screening

Barratt Homes considers this development falls within section 10b of Schedule 2 of the EIA Regulations. Section 10(b) includes Urban development projects, where (ii) the development



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includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.

The development should therefore be assessed against Schedule 3 of the EIA regulations in order to determine whether an EIA is required. The criteria are as follows:

- The Characteristics of the Development;
- The Location of the Development;
- The Characteristics of the potential impact;

The Criteria set out in schedule 3 is as follows:-

Characteristics of the Development

The Size of the Development;

The sites measures approximately 5.5 Hectares or 13.60 acres, situated within 2.5km of Coventry City Centre. The development comprises the construction of 275 new homes designed to a scale which compliments the existing environment. Whilst the scheme is for an urban development project in excess of 5 hectares and more than 150 dwellings; the proposal it is significantly below the guideline of 1,000 dwellings, as stated in the National Planning Practice Guidance.

The accumulation with other developments;

The site is surrounded by existing development and there are no other residential schemes within the area that are currently under consideration.

The use of natural resources

The impact of the design, construction and operational management of the scheme has been considered as part of a holistic approach to sustainability. All Barratt Homes are built in accordance with all relevant technical and building regulations. The proposed development will not result in the use of any natural resources that are considered to be in short supply.

The production of waste

There is not anticipated to be any unusual or particularly onerous requirements for use of natural resources or the production of waste as a consequence of development of the site. The primary resource requirements of power and building materials will be exactly as per the standard requirements for a residential development of this scale.

Pollution and nuisances

It is considered that the proposed development scale and layout would not present a potential neighbour nuisance through careful consideration of the site characteristics, development layout and landscaping. The construction of new development is likely to be phased to reduce pollution and associated nuisances which may arise from the construction of the development.

The risk of accidents, given particular cause to substances and technology used

It is not anticipated that there will be any pollution or nuisance associated with the proposed development which will be carried out to established primary legislation such as environmental protection and health and safety. The development will not involve the use, storage, transport, handling or production of substances or materials which could harm people or the environment. It is considered that the characteristics of the potential impact does not warrant the undertaking of an EIA,

Location of the Development

The existing land use

The proposed residential development is compatible with surrounding land uses. Site investigations indicate there are no areas on or around the site that contain high quality, scarce resources that could be affected by the development.

The existing land use of the site is publically accessible open land. The majority of the site boundaries are bounded by existing residential development. The existing land uses within the geographical area comprises a mix of residential, school, library and retail. This is not considered to be unusual or especially environmentally sensitive.

The relative abundance, quality and regenerative capacity of natural resources in the area

The most relevant consideration in respect of the relative abundance, quality and regenerative capacity of natural resources in the area is the amount of and access to open and recreational space. This will be taken fully into consideration by the proposed development which will include informal open space, structural landscaping (including a community orchard) footpath connections and sustainable drainage.

The absorption capacity of the natural environment, paying particular attention to the following

The natural environment of the area for the development does not qualify as a wetland; coastal zone; mountain and forest areas; nature reserves and parks; classified or protected under legislation; environmental quality standards laid down; densely populated area; and landscape of historical, cultural or archaeological significance.

Characteristics of Potential impacts

The extent to the impact (geographical area and size of population effected)

The development will have an impact upon those living within close proximity to the site, however the development will take into consideration adjoining land uses and will seek to integrate with the surrounding area. The scheme will comprise a residential development of 275 dwellings. The development will also include associated facilities such as informal open space, structural landscaping (including tree planting), and sustainable drainage.

Transfrontier nature of the impacts

There is no transfrontier nature of the impact in view of the characteristics of the development and the location of the development.

The magnitude and complexity of the impacts

The magnitude of the development and the complexity of the impact will not be significant in that the development will not be of a large size relative to the site's context and nor will the impacts be complex in view of the contained nature of the development.

The probability of the impact

The probability of the impact can be gauged from the background environmental and technical survey and assessment work e.g. traffic, drainage, etc.

The duration, frequency and reversibility of the impacts

Whilst there will be environmental impacts as a result of the proposed development these are considered to be localised. The localised environmental impacts relate to traffic, ecology, landscape and drainage. Such impacts are considered capable of being effectively dealt with through the planning process and controlled by established conditions, should approval be granted.

Conclusions

Overall having considered the proposals and Schedule 3, which identifies the selection criteria for screening Schedule 2 development, it is concluded that the characteristics of development, location of development and the characteristics of the potential impact of the development will not have a significant effect on the environment by virtue of factors such as size, nature or location in accordance with the Town and Country Planning (EIA) regulations 2011 (as amended) and the National Planning Practice Guidance.

Barratt Homes considered that the proposal will not have significant environmental impacts within the meaning set out in the Environmental Impact Assessment Regulations.

Barratt Homes would be grateful if the council would review this letter and supporting evidence and:

- Make a formal determination as to whether this proposed development constitutes an EIA development; and
- Formally record this decision on the statutory planning register

In accordance with the appropriate legislation The Council should inform us if they require any additional information for the determination of this Screening Opinion. Barratt Homes expects that The Council should in accordance with the relevant legislation adopt a formal Screening Opinion within 3 weeks of the receipt of this letter, or otherwise as agreed in writing.

I trust that the above covers all the issues and is sufficient to ensure a swift determination of this request. Should you have any further queries please don't hesitate to contact me.

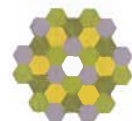
Yours sincerely



Charlotte Henson
Planning Manager
Barratt Homes North Midlands

Land Registry
Official copy of
title plan

Title number **MM61747**
Ordnance Survey map reference **SP3077SW**
Scale **1:2500**
Administrative area **West Midlands : Coventry**



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