



## SCREENING OPINION

### **THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND & WALES) REGULATIONS 1999**

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**SITE** – Sidney Stringer Community College, Cox Street, Coventry

**DESCRIPTION OF DEVELOPMENT** – Demolition of existing buildings, removal of existing temporary accommodation and erection of school building comprising three and five storeys, refurbishment of existing all weather pitch, car parking, landscaping and associated highway works

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This proposal falls within Schedule 2 of the above Regulations (an 'Urban Development Project') & therefore the City Council is charged to assess (a "screening opinion") whether the above development is likely to have significant effects on the environment such that the application should be accompanied by a Environmental Impact Assessment in the form set out in Part I & II of Schedule 4 to those Regulations

This screening opinion has been undertaken in accordance with the selection criteria set out in Schedule 3 to the Regulations.

#### **SENSITIVE AREA**

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

## **CHARACTERISTICS OF DEVELOPMENT**

The development proposes the relocation and consolidation of the school to another section within the site in order to allow the existing school to continue to operate whilst the new facility is being built.

The application comprises of two sites. Site A is the existing main school site (occupying much of Primrose Hill Street, Vine Street and Cox Street to the north, east and west respectively) which will accommodate the bulk of the proposed Academy and Site B which is currently vacant (located opposite the existing school fronting Primrose Hill Street) to be known as the Enterprise and Innovation Centre.

The main Academy will be a single block with a gross total floor space of approximately 11,800sqm spread over three to five floors, located on the school's existing tennis courts.

The Enterprise and Innovation Centre will provide approximately 1,200sqm of floor space spread over three floors, fronting Primrose Hill Street.

The area of the existing school buildings which are to be demolished will be remodelled to provide part of the new school building, new pitches and car parking (around 100 new spaces). The existing school occupied approximately 9,400sqm. Such demolition will produce waste and cause nuisance but not at a scale or nature to be considered unusual or more than a local impact and would be only transitory.

The overall development footprint is increased however buildings will be concentrated on a much tighter area and therefore releasing more open space despite the increase in accommodation. As such the development raises no issues that can be considered more than of local significance (i.e. urban design, traffic flows, privacy/overlooking etc)

Access points to the site will remain largely as unaltered and although a possible increase in on-site parking this is unlikely to have any material impact on the local highway network.

In view of the use proposed the development will not have any particular impact on the use of natural resources, waste production, pollution/nuisances or risks of accidents regarding any substances or technologies used. The aim of the development is to achieve BRREAM 'very good' or 'excellent'.

The developable area of the site does not exceed the limits set out in paragraph A19 of Circular 2/99 above which an EIA is more likely to be required.

## **LOCATION OF DEVELOPMENT**

The sites total approximately 26,000sqm comprising Site A which is currently occupied by the existing Sidney Stringer School and Site B which is opposite

the existing school fronting Primrose Hill Street. The site is located north of the City Centre in a mixed land use area containing commercial uses, a bus depot, car dealership and 19<sup>th</sup>c and post-war low and high rise residential development.

Site A is a highly prominent site occupying much of Primrose Hill Street, Vine Street and Cox Street to the north, east and west respectively.

The site slopes significantly from Primrose Hill Street to the southern boundary along Lower Ford Street.

Site A comprises 2/3 storey 1960's purpose built school buildings and a series of 2 storey portakabin buildings and prefabricated structures erected as a temporary measure after the school suffered extensive fire damage in September 2007. The site has a large area of hard-standing to the north of the main school block, marked out as tennis courts. A large AstroTurf pitch occupies much of the southern part of the site. The remaining area is a mix of hard-standing and hard and soft landscape.

Site B is a vacant site and is comprised largely of hard-standing and some scrub vegetation.

The site is not known to contain any significant levels of contamination and is not situated in a defined Flood Zone or Air Quality Management area. Neither is the site known to have archaeological or ecological interest.

The development will not have any effect on natural resources and can be satisfactorily absorbed into the local natural environment.

## **CHARACTERISTICS OF THE POTENTIAL IMPACT**

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 to result in impact beyond the immediate area and any impact is likely to be short lived during the construction period.

The development will not be of a significantly greater scale than that existing on the site or the types of impact materially different. Furthermore the location of the development and the site's existing use and development scale indicate that the proposal will not have a definable urbanising effect and is situated in a sustainable location.

Neither the site nor the surrounding land is environmentally sensitive or contain high levels of contamination and the proposal will not result in any appreciable increase in traffic, emissions or noise.

## **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] Although a major development the environmental impact would be no more than local significance;
- 3] The development proposed is not in itself environmentally sensitive or located in an environmentally sensitive location;
- 4] The development would not result in unusually complex or potentially hazardous environmental effects.

DECISION DATE : 29 April 2009

Signed :

A handwritten signature in black ink that reads "L. Wroe". The letters are slightly slanted and connected in a cursive style.

City Planning Manager