



Coventry City Council

## Environmental Impact Assessment Screening Checklist

### THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)

#### REGULATIONS 2017 SCREENING MATRIX

1. CASE DETAILS			
Case Reference	SCR/2019/2634	Brief description of the project / development	Redevelopment of the former Woodlands Academy site and residential development at Woodfield Secondary School
Applicant	Coventry City Council (Development Services)		
LPA	Coventry City Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)		<a href="#">Click here to enter text.</a>	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		Infrastructure Projects	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		Yes	
If YES, which area?		Land to the south of site is a site of special scientific interest	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		5 hectares threshold set out in Schedule 2 Part 10(b) of the EIA Regulations.	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?		N/A	
If yes, is the SO/SD positive?		N/A	
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	



Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is ‘No’, the answer to Part 3a / 3b is ‘N/A’)		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold</b> .	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	The proposed development would alter the topography of the site by introducing development in the form of a new school and a total of 165 dwellings with the associated development to support the site which comprises 23 hectares adjacent to a site of special scientific interest	No	Can be assessed as part of planning application. Potential to be controlled through conditions.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No		N/A	
1.3 Are there any areas on/around the location which contain important, <b>high quality or scarce resources</b> which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes	Tile hill Wood is a designated Ancient Seminalural woodland (ASNW) and includes sections of Planted Ancient Woodland Sites (PAWS). This public woodland is also Coventry’s sole Site of Special Scientific Interest (SSSI)	No	The applicant would be required to carry out a Tree Survey, Tree Constraints Plan, Tree Protection Plan, Arboricultural Impact Assessment, and any required Arboricultural Method Statements in accordance with BS5837. These are required for the site’s trees and hedges and also those adjacent to the site where their Root Protection Areas (RPA’s) or crowns are located within the site. A minimum Ancient Woodland buffer and planting design should include an open corridor located adjacent to the woodland edge in

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				accordance current guidelines. The wildlife features of the Veteran trees located upon or adjacent to the site should be recorded in accordance with Natural England's Veteran Tree Specialist Survey Method (SSM) Level 1-3. The Veteran trees' RPA's (VRPA's) to be shown upon the Tree Constraints Plan (TCP) with a x15 trunk multiplier. Any Veteran trees located upon the site should also be included to a Veteran Tree Management Plan in accordance with levels 4-6 SSM.rees
<b>2. WASTE</b>				
<b>2.1</b> Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Waste products will be produced through the construction process and the operation of the site.	No	Such waste would be common with a project of this scale and nature and would be expected to be disposed of in accordance with best practices. It is not considered to result in a likely significant effect.
<b>3. POLLUTION AND NUISANCES</b>				
<b>3.1</b> Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No		No	
<b>3.2</b> Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	The construction and operation of the proposal is likely to cause additional noise, light, and energy through the use of construction vehicles and plant during the construction process and through the operational requirements of the school and dwellings which would require additional light, heat and energy once constructed.	No	The additional noise, light and energy emitted during the construction would be time limited for the duration of the construction process and is not likely to have a significant impact.  There will be additional noise, light and energy emitted during the operation of the school and use of dwellings, however this would not have a significant impact.
<b>3.3</b> Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	The proposal site is not located close to any protected water sources and the scale and nature of the proposal is such that there is not likely to be a risk of any contamination of land or water.		

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<b>3.4</b> Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Yes	Coventry is designated as an Air Quality Management Area (AQMA) for the whole of Coventry was declared in 2009 because of high levels of nitrogen dioxide (NO2).	No	All major development is expected to be supported by the submission of a full air quality assessment.
<b>4. POPULATION AND HUMAN HEALTH</b>				
<b>4.1</b> Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No		N/A	
<b>4.2</b> Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No		N/A	
<b>5. WATER RESOURCES</b>				
<b>5.1</b> Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	The site area discharges to the Brookstray catchment (via surface water sewer), a tributary of the River Sherbourne.	No	<p>Although the application site area amounts to circa 19 Ha, the change in building footprint is limited. However there are opportunities for betterment, particularly as surface water from the site currently discharges via surface water sewer to the Brookstray near to the junction of Banner Lane and Broad Lane, a high flood risk area.</p> <p>Local Plan Policy EM4(2) states: “<i>All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage.</i>”</p> <p>Such opportunities include:</p>

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				<p>A: Diverting flow away from Broad Lane / Banner Lane to Farcroft Avenue. Sewer upgrade or attenuation though storage would likely be required to take flows; B: SuDS retrofitting generally; and B: Offline storage in the playing fields to the South West of the Broad / Banner Lane junction.</p> <p><b>Detailed pre-application advice and meetings</b> More detailed and site-specific flood risk management and drainage advice should be sought by submitting a request for pre-application advice to the LLFA. We also provide a flood risk assessment and drainage design service. Please contact the LLFA for further information: <a href="mailto:Flooding@coventry.go.uk">Flooding@coventry.go.uk</a></p>
<b>6. BIODIVERSITY (SPECIES AND HABITATS)</b>				
<p><b>6.1</b> Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or</p>	Yes	<p>A large part of the boundary of the SSSI is currently greenspace, together these proposals would have a significant impact on reducing this.</p> <p>The site area discharges to the Brookstray catchment. Although not classified for ecological value, please note the following. The Brookstray is part of the Water Framework Directive (WFD) water body GB109054044620 (Sherbourne – source to confluence of River Sowe). This water body currently has a Overall WFD classification of Poor (2016), including a Poor Ecological</p>	?	<p>An ecological survey should assess the appropriate buffer area around the SSSI, particularly to housing. The Ecology report should assess the likely impact of increased access from new housing on the SSSI and proposals to mitigate this.</p> <p>The proposed changes in building footprint and use are limited in scope. However there are opportunities for betterment upon existing water quality discharge from the site if <b>appropriately designed Sustainable Drainage Systems (SuDS) provide on-site water treatment in a</b></p>

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local))).		classification; the target classification assigned by the Severn River Basin Management Plan (regional) is Moderate by 2021. Additionally, the Coventry Brooks and rivers are described as a priority Sub-catchment area in the Warwickshire Avon Catchment Plan (p7)(regional). Therefore the development should not impact negatively upon the water quality and value to biodiversity of the North Brook.		<p><b>SuDS management train.</b></p> <p><b>Detailed pre-application advice and meetings</b> More detailed and site-specific flood risk management and drainage advice should be sought by submitting a request for pre-application advice to the LLFA. We also provide a flood risk assessment and drainage design service. Please contact the LLFA for further information: <a href="mailto:Flooding@coventry.go.uk">Flooding@coventry.go.uk</a></p>
<b>6.2</b> Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	The Woodlands SEMH site includes a number of ponds, hedges and areas of wildlife habitat, depending on the layout and landscaping of the scheme this site should also submit a Biodiversity Impact Assessment.	No	Any habitat mitigation required should be delivered on-site and seek to expand the area of woodland and strengthen corridors to nearby sites.
<b>7. LANDSCAPE AND VISUAL</b>				
<b>7.1</b> Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? <sup>1</sup> Where designated indicate level of designation (international, national, regional or local).	Yes	The proposed location of the development would be within, or partly within the following designated sites (Schedule 3(2) (v) European sites and other areas classified or protected under national legislation): Tilehill Wood Sites of Special Scientific Interest (SSSI).	?	Should the Council decide that an EIA is not required, Natural England requests that a detailed assessment of the potential impacts of this proposal upon these designated sites is submitted with any subsequent planning application.
<b>7.2</b> Is the project in a location where it is likely to be highly visible to many people? (If	Yes	Site is visible from public vantage points.	No	Considered as part of planning application.

<sup>1</sup> See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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so, from where, what direction, and what distance?)				
<b>8. CULTURAL HERITAGE/ARCHAEOLOGY</b>				
<b>8.1</b> Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	<p>Grade – II listed buildings main block at Woodlands School including administration and main entrance, main and small hall, gym and library.</p> <p>Aside from the educational facilities, there has been little other modern development within the site and therefore, if archaeological activity is present, it may be well preserved.</p> <p>The development on land that has seen little prior construction thus has the potential for harm to the historic environment and thus cannot be scoped out of any Environmental Impact Assessment, should it be required.</p>	No	<p>If the proposed development does not constitute EIA-development, then archaeological assessments would still be required. In the first instance, this should comprise a desk-based assessment and geophysical survey to assess the archaeological potential of these plots of land.</p> <p>Furthermore, consideration of the setting of the Grade II Listed Buildings should be considered, as harm to their significance includes impacts to their setting. It is possible that the curtilage of the Listed Buildings extends to the playing fields.</p>
<b>9. TRANSPORT AND ACCESS</b>				
<b>9.1</b> Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	Local Green Space	Yes	A loss of the Local Green Space
<b>9.2</b> Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	The housing scheme at Hawthorn Road has been identified as needing a transport assessment (TA) and residential travel plan (RTP). Accordingly, the LHA has advised the applicant to commence the process of identifying an Area of Influence (AoI) using the city council's CASM model. This work will reveal the road junctions in need of assessment in the proposed TA.	Yes	<p>Subsequently there are a number of junctions which the AoI exercise has flagged up and the applicant has agreed to assess these in advance of an application. The main concern is the Hawthorn Road/Broad Lane junction which shows some congestion in the future year scenario.</p> <p>Should the LPA determine that the developments need an EIA then the TA will be part of that, otherwise it is a standalone document.</p>



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				The other two sites are not likely to have any long-term detrimental impacts on the highway network but will be required to provide details of the construction method statements and any temporary facilities which may be required during construction.
<b>10. LAND USE</b>				
<b>10.1</b> Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	No	The proposal would be located close to existing residential dwellings. There are no community facilities in and around the location that would be affected.	No	Can be considered as part of planning application.
<b>10.2</b> Are there any plans for future land uses on or around the location which could be affected by the project?	No	There are no other known plans for future land uses around the proposal site.	No	
<b>11. LAND STABILITY AND CLIMATE</b>				
<b>11.1</b> Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No		No	
<b>12. CUMULATIVE EFFECTS</b>				
<b>12.1</b> Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	The site is not in an area of extreme climatic conditions or susceptible to earth movements.	No	

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13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? <sup>2</sup>	No	The school will serve the majority of pupils from the existing catchment area so any impacts from this proposal would be local to the site and it would not have a transboundary impact.	No	

<sup>2</sup> The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

## 5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The proposal would fall within paragraph 10 of Schedule 2 of the regulations. Although it would exceed the thresholds in column 2 of the table having considered the location, characteristics of the development, and the potential impacts, it is concluded that this proposal would not be a complex development having significant effects on the environment sufficient enough to warrant a full EIA.

The NPPG also states that "Environmental Impact Assessment should not be a barrier to growth and will only apply to a small proportion of projects considered within the town and country planning regime" and "should only apply to those projects which are likely to have significant effects on the environment." The NPPG also provides further elaboration on the thresholds, identifying that indicative thresholds for the likely significant effect, which in this case would be the new development being more than 20 hectares and the potential increase in traffic, emissions and noise. Having considered these factors, this identifies that the project is of modest overall scale when compared to those projects likely to be considered as EIA development.

The site is greenfield in nature, and the proposal seeks to provide for residential led development which would reflect the surrounding nature of the existing residential form. The use would be of a similar nature and character to that existing development. Furthermore, the site is not formally designated, it is considered that any environmental effects can be fully evaluated as part of the application process.

The information provided with the Screening request has identified that a number of technical studies would accompany any application for the proposed development, and that such reports would consider the likely effects in more detail. It is therefore considered that the effects of the development can be adequately considered within the context of a planning application, without the need for a full EIA to be supplied.

Accordingly, the Local Planning Authority, in line with Regulation 5 of the Regulations, has determined that the development proposed is not Environmental Impact Assessment development and does not require an Environmental Statement to be submitted. No further action is therefore necessary.

## 6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	No
Is an ES required?	No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	
<u>Not</u> likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

NAME	Gurdip Nagra – Planning Officer
DATE	15 January 2020