

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	SCR/2019/2904	Brief description of the project / development	The proposed development will consist of up and up to 24 dwellings with green infrastructure and associated relevant infrastructure.
Appellant	Mott Macdonald		
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)		N/A	
Is the project Schedule 2 development under the EIA Regulations?		No	
If YES, under which description of development in Column 1 and Column 2?		The application is for Urban Development of only 24 units (less than 150 (ii) and the overall area of development is less than 5 hectares (iii) (3 hectares)).	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No	
If YES, which area?		N/A	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		No	
If yes, which applicable threshold/criteria?		N/A	
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?		N/A	

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (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')	(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or 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 reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.
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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?	No	The existing site is a former school site	No	
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, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No		N/A	

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)	
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	The site is a former school site.	No	
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	The proposed development would increase the number of occupants on site and therefore increase occupants of the area and vehicular movements in the local area etc.	Yes	The proposal would have a significant impact in respect of pollution and it is expected that any subsequent planning approval would be subject to air quality assessments and appropriate mitigations if required. These would need to be submitted in support of a formal application
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	The proposed development would increase the number of permeant occupants in the local area and in turn increase noise	No	
3.3 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?	Yes	The existing land is agriculture	No	
3.4 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). This covers the whole of Coventry. Coventry was declared a AQMA in 2009 because of high levels of nitrogen dioxide (NO2).	Yes	All major development is expected to be supported by the submission of a full air quality assessment .
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by	No		N/A	

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climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?				
4.2 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	
5. WATER RESOURCES				
5.1 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 on-site buildings currently discharge to the Canley Brook catchment via surface water sewers, connecting at the industrial estate on Torrington Avenue. It is unclear whether the greenfield area discharges to the Canley Brook or Brookstray catchments. For the nature of this exercise it is assumed the development will discharge to the Canley Brook catchment. However the same principles apply for discharge to the Brookstray catchment	Yes	The proposed development will result in an increased percentage impermeable area (PIMP), hypothetically increasing both the rate and volume at which water discharges to surface water sewers and the Canley Brook. However, if appropriately designed Sustainable Drainage Systems (SuDS) providing discharge rate controls and volume reduction are implemented , then consequent flood risk associated with surface water sewers and the Canley Brook will not increase. There may also be opportunity to reduce flood risk to the downstream catchment. See Local Plan Policy EM4(2): <i>"All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage."</i>

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6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 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 local))).	Yes	<p>The site lies adjacent to Wainbody Wood which is a Local Nature Reserve, which includes nearby woodland along Kenilworth Road which is a Statutory Designation (Conservation Area); Local Wildlife site, which includes nearby woodland along Kenilworth Road (non-statutory); Ancient Woodlands.</p> <p>There are a number of records for protected species in the immediate area including bats, reptiles, hedgehog and amphibians and great crested newts just over 500m away.</p>	Yes	<p>Any ecological survey of the site will need to assess the impact of;</p> <ul style="list-style-type: none">• Loss of habitat and biodiversity on site• Adverse impact on protected/notable species• Need for an effective buffer along ancient woodland• Effect of increased amenity on woodland. <p>Any formal application would be required to submit an Ecological Survey which identifies any special features/protected areas and appropriate mitigation in the form of planting, open space and overall masterplan of any scheme.</p>
6.2 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	<p>The site lies adjacent to Wainbody Wood which is a Local Nature Reserve, which includes nearby woodland along Kenilworth Road which is a Statutory Designation (Conservation Area); Local Wildlife site, which includes nearby woodland along Kenilworth Road (non-statutory); Ancient Woodlands.</p> <p>There are a number of records for protected species in the immediate area including bats, reptiles, hedgehog and amphibians and great crested newts just over 500m away.</p>	Yes	<p>Any formal application would be required to submit an Ecological Survey which identifies any special features/protected areas and appropriate mitigation in the form of planting, open space and overall masterplan of any scheme.</p>

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)	
7. LANDSCAPE AND VISUAL				
7.1 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? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes	The wider area is recognised regionally as being part of the 'Ancient Arden' Landscape Character. Ancient Arden is the most extensive landscape and forms the core of ancient countryside in Warwickshire. It is small-scale, intricate landscape with many low rounded hills, steep scarps and small incised valleys. Landform is rarely dominate but in places is emphasised by hilltop woodlands and wooded scarps. Characteristics features include: a varied undulating topography; many winding brooks and small rivers; a close network of medium sized fields; hedgerows and roadsides oaks and small woodlands, resulting in short views and a sense of enclosure; field ponds associated with permanent pasture; dispersed settlement; hamlets centred on farms; wayside cottages; few villages.	No	<p>The site is an allocated housing site within the Coventry Local Plan. The site lies adjacent to Wainbody Wood which is a Local Nature Reserve, which includes nearby woodland along Kenilworth Road which is a Statutory Designation (Conservation Area); Local Wildlife site, which includes nearby woodland along Kenilworth Road (non-statutory); Ancient Woodlands.</p> <p>Any formal application would be required to submit an Ecological Survey which identifies any special features/protected areas and appropriate mitigation in the form of planting, open space and overall masterplan of any scheme.</p>
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	<p>The site is accessed via a single track which lies to the rear of the properties located on Stoneleigh Road.</p> <p>Leighton Close is located to the north with Wainbody Wood to the east; south & south east Railway line with Stoneleigh Road to south & south west.</p>	No	The proposed site is contained by the existing physical features, Leighton Close is located to the north with Wainbody Wood to the east; south & south east Railway line with Stoneleigh Road to south & south west. Any development would not result in any adverse impact in respect of views and viewpoints and could be designed to positively respond to the local character.

¹ 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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8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 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	The site of Woodleigh School has no known historic environment data although there have been a number of prehistoric flint tools found in the back garden of one of the dwellings backing onto the school playing fields. Consequently, it is possible that there is previously unrecorded archaeological activity and that it is not possible to scope out archaeology from any assessment, if such is required.	Yes	Any formal application would be subject to archaeological site surveys and assessments . The lack of HER data would suggest that a desk-based assessment would prove inconclusive and thus it is suggested that trial trenching would be a better option to allow an informed decision on the archaeological impact and mitigation for the site application. If anything of significance was found, planning approval would be subject to conditions relating to programme of works and watching briefs and any further works which may be required .
9. TRANSPORT AND ACCESS				
9.1 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?	No	There are tracks which run through & around Wainbody Wood. How these link into an integrate into the development will need to be carefully considered.	No	Any formal application would be subject to details relating to access through the site for all modes of transport.
9.2 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	With only 24 units likely, the traffic impact is likely to be small, with potentially up to 12-15 departures in the AM peak hour which is unlikely to be an issue. However, commentary would be welcomed at the application stage as to the effect of development traffic on the nearby Kenilworth Road / Gibbet	Yes	Any formal application would be subject to detailed Transport Assessments and mitigation packages .

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		Hill Road roundabout. The width of the access appears to be wide enough to provide a standard width road whether with associated footways or shared space. Impacts on the Stoneleigh Road and A46 Junction will need to be assessed.		
10. LAND USE				
10.1 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.	Yes	Leighton Close (housing) is located to the north with Wainbody Wood to the east; south & south east Railway line with Stoneleigh Road (housing) to south & south west.	No	The proposal would not have a significant impact on existing facilities and settlements as the wider site will include suitable provisions to serve the proposed residential development through a S106 agreement and conditions.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes	The neighbouring site, located within the administration boundary of Warwick District Council, is allocated for housing.	No	The site is a current allocation surrounded by established residential uses together with other strategic allocated sites along a strategic highway corridor, in a cross-boundary location. Therefore, any impact can be mitigated through condition/s106.
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause	No		N/A	

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the project to present environmental problems?				
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	The site includes land which is allocated for Housing within the Coventry Local Plan, adopted 2017 and allocated housing site allocated within the Warwick District Local Plan. Whilst these are allocations, they are not approved development which benefits from planning permission and therefore, whilst the cumulative impacts are required to be assessed, they are not <i>cumulative</i> with regards to EIA regulations.	No	The level of growth planned for by Coventry City and Warwick District Council will see the population increased, intensification of urban development on currently undeveloped land, which will result in increased vehicle movements in the local and wider area. However, details of the various allocations within the Local Plans have been assessed through the Local Plan examination process, the impacts of the quantum of development on the allocated sites has been considered.
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	No		No	

² 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

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 proposed development is Schedule 2 development . Column 2, sub section 10(a) Industrial Estate development projects of more than 0.5 hectare and 10(b)(iii) the overall area of the development exceeds 5 hectares. The area of development includes more than 1 hectare of urban development.
2. The development proposes 13 hectares of employment land (10(a)) & the overall area of the development exceeds 5 hectares (10(b)(iii))

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A	
Is it necessary to issue a SD?	Yes	
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	Emma Spandley
DATE	28 January 2020