

P/2021/00421

**Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

**Request for a “Screening Opinion” in respect of the following development:**

**Proposed Development:**

Land At  
Tutbury Road  
Burton Upon Trent  
Staffordshire

Screening Opinion  
Outline for up to 550 dwellings (Use Class C3), a mixed-use local centre and specialist accommodation for the elderly, with all matters reserved except access.

**Introduction:**

The Council has received a request for a formal screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of the above proposals.

**Schedule 1:**

**Schedule 2:**

The development proposed does not fall within Schedule 1 of the Regulations where an assessment is mandatory. The development falls within Schedule 2, Category 10 (b) as an Urban Development Project, with the area of development of 20 hectares exceeding the threshold of 5 hectares and the proposals exceeding the 150 dwellings threshold.

**Town and Country Planning (Environmental Impact Assessment) Regulations 2017:**

In respect of Schedule 2 development, an assessment will only be required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require regard to be had to Schedule 3 of the Regulations when considering whether an Assessment should be required.

1. Characteristics of the development – size of the development, cumulative effects with other development, use of natural resources, production of waste, pollution and nuisances, risk of accidents with regard to substances or technologies utilised.
2. Location of the development: the environmental sensitivity of geographical areas likely to be affected must be considered, in particular
  - the existing land use,
  - the relative abundance, quality and regenerative capacity of natural resources,
  - the absorption capacity of the natural environment, with particular emphasis to the following areas:
    - (i) wetlands
    - (ii) coastal zones
    - (iii) mountain and forest areas
    - (iv) nature reserves and parks
    - (v) areas designated by Member states
    - (vi) where environmental quality standards have been laid down in Community legislation and have been exceeded
    - (vii) densely populated areas
    - (viii) landscapes of historical, cultural or archaeological importance.
3. Characteristics of the potential impact, with regard to :
  - The extent of the impact
  - Transfrontier nature of the impact
  - Magnitude and complexity of the impact
  - Probability of the impact
  - Duration, frequency and reversibility of the impact

**Assessment:**

- The site is not located within a sensitive area as defined by the EIA Regulations
- There are no existing or proposed developments in the surrounding area that could result in the potential for cumulative effects with the proposed development
- The site is a green field site that is allocated within Policy DSP4 of the Local Plan for the provision of 500 houses and the development proposed would be of a similar scale, density and nature as the previous outline approval at the site P/2015/00202
- Preliminary investigations confirm that there are no significant or complex environmental effects resulting from the proposals and that those

environmental impacts envisaged can be addressed through attention to relevant legislation, submission of sufficient information at the planning application stage and the implementation of a CEMP.

**Recommendation:**

**A formal screening opinion be adopted that an Environmental Assessment will not be required**

**Signed:**

*Barbara Toy*

**15<sup>th</sup> April 2021**

**The following decision is made by the undersigned in accordance with powers delegated to the undersigned under the provision of S101 of the Local Government Act 1972.**

**A formal Environmental Statement is not required in respect of the development as proposed.**

**Planning Manager**

**Signature**     *Naomi Perry*

**Date**     **15<sup>th</sup> April 2021**