

**Town and Country Planning (Environmental Impact Assessment) Regulations 2011**

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

**Proposed Development:**

Outline application (with all matters reserved except access) for mixed use development including up to 500 dwellings (use class A3); local centre providing up to 500sq metres of floorspace (use class A1), or public house (use class A4) together with associated car parking and servicing, specialist care housing (use Class C2); public open space; structural landscaping and provision of drainage; and internal highway network to include the provision of access junctions to the A511 Tutbury Road and Rolleston Road and realignment of Harehedge Lane and formation two mini-roundabouts together with the construction of an off-street car park.

Land to the rear of The Beacon Hotel, Harehedge Lane, Burton upon Trent.

**Introduction:**

The Council has received a request for a formal screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 in respect of the above proposals.

Schedule 1:

No

Schedule 2:

Yes

The development proposed does not fall within Schedule 1 of the Regulations where an assessment is mandatory. However on the basis of interpreting the Regulations as having “wide scope and broad purpose”, I recommend a precautionary approach of assuming the development falls within Schedule 2, Category 10 (b) as an Urban development project, with the area of development, 20.4 hectares, exceeding the 0.5 hectare threshold.

**Town and Country Planning (Environmental Impact Assessment) Regulations 2011:**

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 2011 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

#### **National Planning Practice Guidance:**

The National Planning Practice Guidance (NPPG) advises in Paragraph 058 Reference ID 4-058-20140306 indicative thresholds where it is more likely that EIA will be required, and also advises of key issues to consider. In relation to Urban Development Projects it advises the following: -

Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Sites which have not previously been intensively developed:

- (i) area of the scheme is more than 5 hectares; or
- (ii) it would provide a total of more than 10,000 m<sup>2</sup> of new commercial floor-space; or
- (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more

than 1,000 dwellings).

The NPPG advises that the key areas to consider are as follows: -

Physical scale of such developments, potential increase in traffic, emissions and noise.

**Assessment:**

The proposed 20.4ha predominantly housing site would be situated adjacent to an urban area on predominantly undeveloped land. The site is located immediately to the north of Harehedge Lane, to the east of the A511 Tutbury Road, to the west of Rolleston Road, whilst to the north there is open agricultural land.

Despite the physical scale of the development, it is not considered that the housing development, which would include amenity and peripheral woodland planting, would have an urbanising effect of such significance to require an Environmental Statement.

On the basis of the information available the site does not fall within or near to a 'sensitive' area as described by Regulation 2 of the 2011 Regulations or that any significant environmental effects are likely, having regard to the relative abundance, quality, regenerative capacity and absorption capacity of natural resources and natural environment in the area. Additionally, on the basis of the information provided, it does not appear that there are likely to be any significant environmental effects in terms of use of natural resources, production of waste or risk of accidents.

The site is within Flood Zone 1 and therefore any drainage and flood related impacts are expected to be localised and of a limited nature, such that an Environmental Statement would not be warranted in this regard.

The potential increase in traffic, emissions and noise pollution are particular environmental impact considerations in this case. It is considered that these impacts would not be significant if considering this development in isolation. The Regulations however, require the cumulative effects of the development to be considered. Within the area surrounding this site, permission has recently been granted in outline, for the erection of up to 950 dwellings, primary school and children's day nursery, 5,000 square metres retail, health centre and community facilities, associated open space, landscape, drainage, play areas, including the demolition of 92, 94, 142 & 144 Beamhill Road and agricultural buildings at Green Acres and Upper Outwoods Farm. This development was considered with an EIA, which determined that environmental impacts from the development would not be significant. In particular it was noted that whilst there would be an increase in traffic within the area, which would be further exacerbated by this proposal, this would not be to a significant level. This site does not lie in an Air Quality Management Area and therefore balancing the above considerations, it is determined that

this proposal would not have a significant environmental effect.

**Recommendation:**

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

**Team Leader / Planning Manager comments:**

**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 Team Leader / Planning Manager**



**Signature**

**Date**            **12<sup>th</sup> February 2015**