

SPECIAL DELIVERY

Mr J Malkin
East Staffordshire Borough Council
Development and Regeneration
Town Hall
King Edward Place
Burton upon Trent
Staffordshire
DE14 2EB



P/2010/01363

18092/A3/PN

P/10/01363

8 November 2010

Dear Mr Malkin

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 (AS AMENDED)
UNIT B WELLINGTON ROAD RETAIL PARK, BURTON UPON TRENT
SCREENING OPINION REQUEST BY ROYAL & SUN ALLIANCE INSURANCE PLC

We act on behalf of Royal & Sun Alliance Insurance Plc in relation to the above site.

Under separate cover we have today submitted a full planning application for the installation of a mezzanine floor, external alterations and other works.

Please accept this letter as a request for a 'Screening Opinion' as to the need for an Environmental Impact Assessment (EIA) of the proposed development in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 ("the Regulations").

To comply with the requirements of the Regulations, this Screening Request is accompanied by the following:

1. Site Location Plan (Drawing No: 11303-100 identifying the extent of the site boundary in red);
2. Proposed Site Plan (Drawing No: 11303-300) setting out the details of the proposed development; and
3. Scheme Summary based on the relevant selection criteria set out in Schedule 3 of the Regulations.

Basis of Assessment

From our interpretation of the Regulations, the proposed development falls within Schedule 2 insofar as it can be classified as an 'Urban Development Project' on a site exceeding 0.5ha.

The fundamental test when assessing the need for EIA is whether the proposal is likely to have 'significant effects' on the environment by virtue of the nature of the proposal and the location of the application site (paragraph 44, Circular 02/99). Neither the Circular nor the Regulations attempt to define 'significant effects' as each case must be dealt with on its own merits (paragraph 45, Circular 02/99). The Circular does however suggest the types of Schedule 2 development that the Secretary of State considers likely to require EIA. These are set out below.

- a) Major developments which are of more than local importance;

Certificate No. FS 29637



- b) Developments which are proposed for particularly environmentally sensitive or vulnerable locations; and
- c) Developments with unusually complex and potentially hazardous environmental effects.

Our Assessment

Against this background, we have undertaken the following assessment of the need or otherwise for an EIA of the proposed development based on the relevant guidance:

- a) **Local Importance:** the proposed mezzanine will provide improved shopping facilities within Burton, through the provision of additional sales floorspace to the existing unit, improved car parking facilities and associated works.

The proposal represents an opportunity to improve the qualitative and quantitative provision of retail floorspace within Burton through enhancement to a currently vacant unit. The improved store will primarily serve Burton and the immediate surrounding area and so must therefore be considered to be of no more than local importance.

- b) **Location:** none of the site falls within what can be described as an environmentally sensitive or vulnerable locations, as defined at Regulation 2(1) and described at paragraphs 36-40 of Circular 02/99.
- c) **Effects:** the proposed development does not have any unusually complex or potentially hazardous environmental effects.

We therefore submit that the proposed scheme is not a development that falls within the three main types likely to require EIA.

Conclusion

A scheme that falls within Schedule 2 does not automatically mean that the proposal requires EIA. The test of the need for EIA is the significance of the effect of the development on the environment of its location. As we have summarised above, we do not consider that the nature, scale or location of the development is such that it is likely to give rise to significant environmental effects and therefore we consider that EIA is not required.

We trust the above and enclosed provides a full overview of the proposed scheme and would be grateful to receive your Council's formal Screening Opinion of the proposed development within the requisite timescale. In the meantime, please do not hesitate to contact Paul Newton at this office should you have any queries.

Yours sincerely



BARTON WILLMORE

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 (AS AMENDED)
UNIT B WELLINGTON ROAD RETAIL PARK, BURTON UPON TRENT
SCREENING OPINION REQUEST BY ROYAL & SUN ALLIANCE INSURANCE PLC

The following Statement on the nature and purpose of the proposed development has been prepared as part of a 'Screening Opinion' pursuant to the Town and Country Planning (Environment Impact Assessment) (England and Wales) Regulations 1999 (as amended).

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The Site

The subject site comprises a vacant retail unit (1,680 sq m gross area), (Use Class A1) and associated car park. The site extends to some 0.65 hectares as identified on the attached Site Location (Plan Ref: 11303-100).

The application site is previously developed and is surrounded by a mix of commercial and residential uses. It is bounded by Shobnall Road to the north and Wellington Road to the east.

Nature and Purpose of the Proposed Development

A full planning application has been submitted under separate cover for the installation of a mezzanine floor, external alterations and other works to the former MFI unit.

The floorspace and parking parameters of the proposed development are:

Land Use	Existing Floorspace	Proposed Floorspace
A1 Retail (Floorspace sq.m GIA)	1,680	Increase of 1,530
Parking Spaces within Fairycroft Car Park	115	100 (net loss of 15 spaces)

The proposed mezzanine will provide improved shopping facilities within Burton and enable the existing vacant unit to be re-occupied.

The proposal represents an opportunity to improve the qualitative and quantitative provision of retail floorspace within Burton, whilst being of a scale which is appropriate to the role and function of the town. The 'enlarged' store will primarily serve Burton and the immediate surrounding area and so must therefore be considered to be of no more than local importance.

The associated alterations to the car park, external appearance of the unit, service yard and other physical improvements will enhance the appearance of the site.

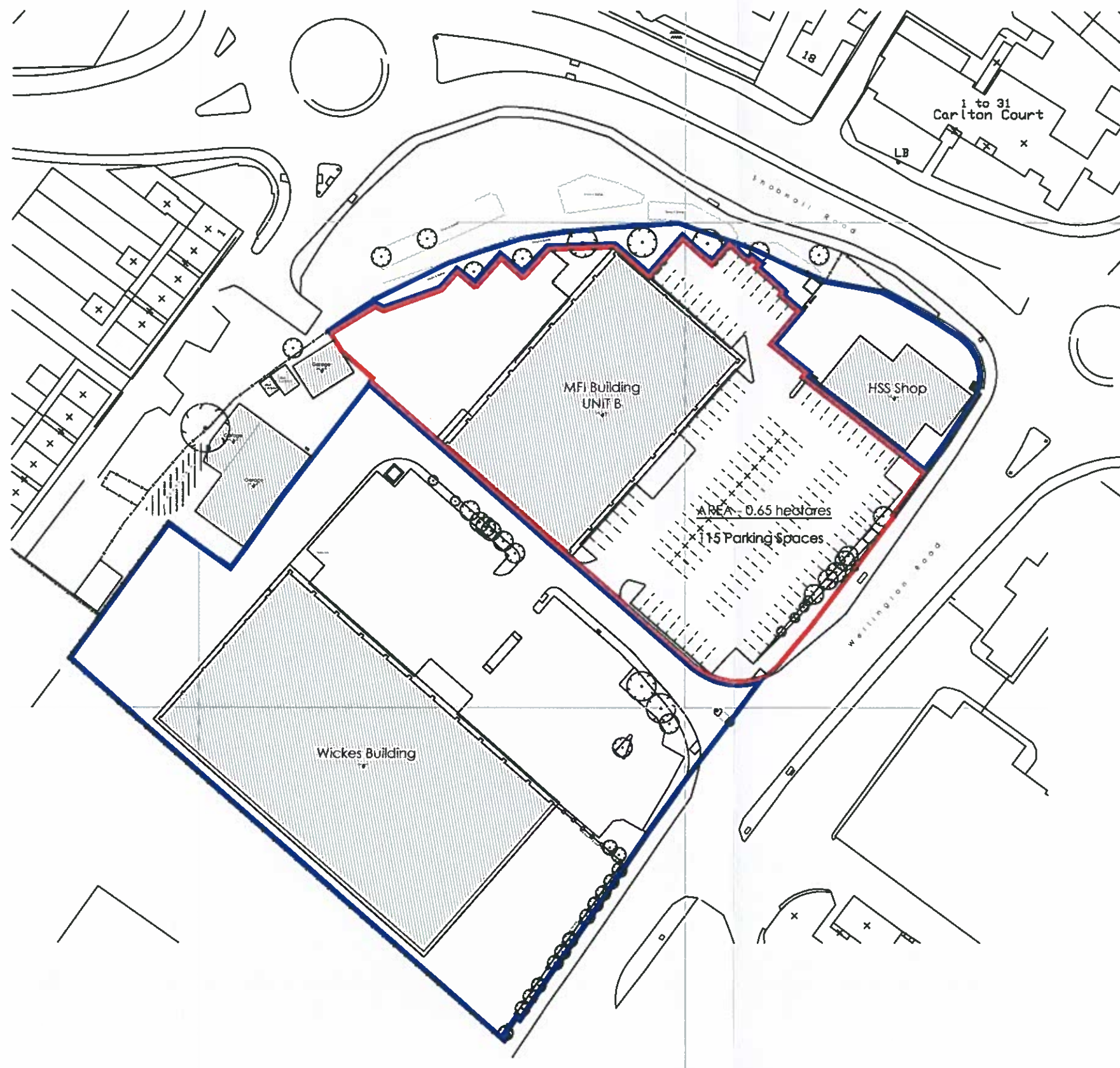
Likely Environmental Effects

The likely environmental effects of the proposed development would comprise: socio economic matters (retail and job creation); design and appearance; and traffic and transportation.



Detail information covering these issues has been submitted as part of the planning application.

BARTON WILLMORE

8 November 2010



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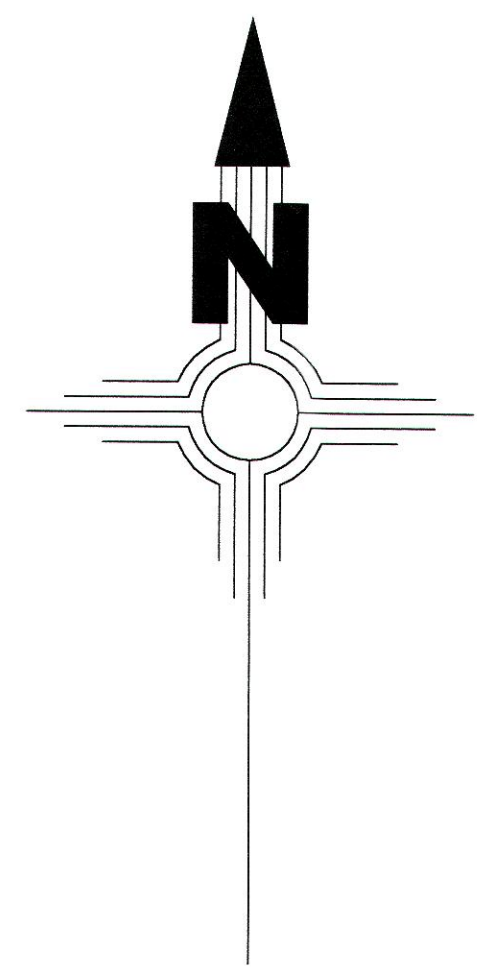
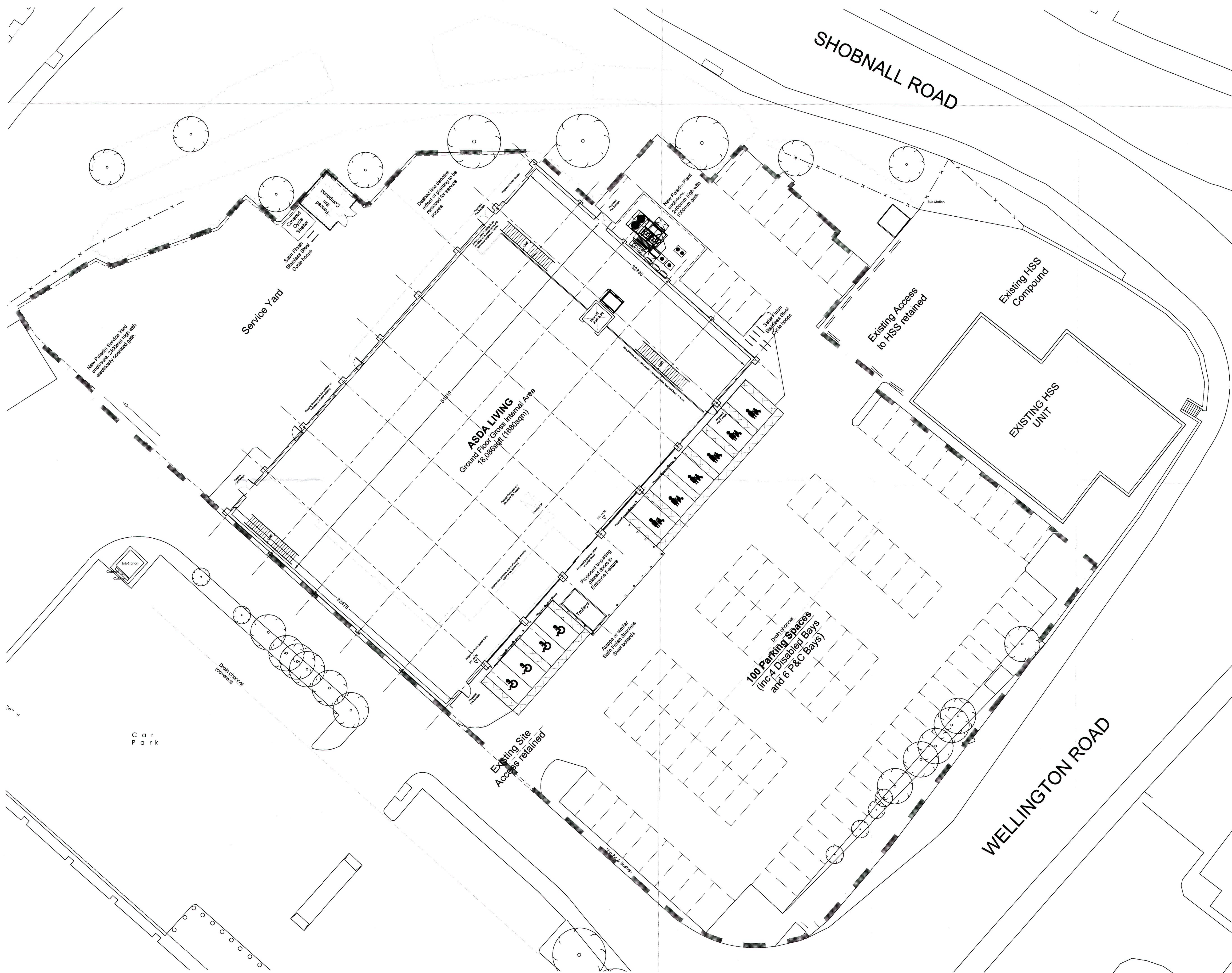
KEY	
	APPLICATION SITE BOUNDARY
	ADJACENT LAND WITHIN APPLICANTS OWNERSHIP

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Revisions	
Project Title	PROPOSED ALTERATIONS TO EXISTING MFI RETAIL UNIT SHOBNALL ROAD AND WELLINGTON ROAD BURTON-UPON-TRENT
Client	ROYAL & SUN ALLIANCE INSURANCE PLC
Status	PLANNING
Scale	1:1000
Drawing Size	A3
Drawn By	MJM
Checked By	BB
Date	18-10-10
Drawing Title	EXISTING SITE PLAN
Job-Dwg No	11303-100
Rev	-

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Revised A Layout revised 29-10-10 MJM

Project Title PROPOSED ALTERATION TO EXISTING MFI RETAIL UNIT SHOBNALL ROAD AND WELLINGTON ROAD BURTON-UPON-TRENT

Client ROYAL & SUN ALLIANCE INSURANCE PLC

Status PLANNING

Scale 1:200 Drawing Size A1

Drawn By MJM Checked By - Date SEP 10

Drawing Title PROPOSED SITE PLAN

Job Dwg No 11303-300 Rev A

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