

**Sal Khan CPFA, MSc
Head of Service (Section 151 Officer)**

Date : 30 April 2015

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Our Ref: P/2015/00565
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Diane Bowers
Senior Planner
Turley Associates
9 Colmore Row
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Dear Sir/Madam

**Re: Screening Opinion, Land South of
Ashbrook Lane
Abbots Bromley
Staffordshire**

I refer to your request for a Screening Opinion relating to the above site, which was received on 15/04/2015.

I confirm that the Local Planning Authority has considered the information submitted, and in accordance with Regulation (5) of the The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015) has concluded that the development does not constitute EIA development and as such a formal Environmental Statement will not be required in this instance.

Yours faithfully

Rob Duckworth

Rob Duckworth
Planner
Development Control

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended)

Request for a "Screening Opinion" in respect of the following development:

Proposed Development:

Outline application (with all matters reserved except access) for residential development including up to 80 dwellings (use class C3); public amenity space; landscaping; and access from B5234 Ashbrook Lane, Abbots Bromley.

Land to the south of Ashbrook Lane, Abbots Bromley.

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 (as amended) in respect of the above proposals.

Schedule 1:

Schedule 2:

The development proposed does not fall within Schedule 1 or Schedule 2 of the Regulations where an assessment is mandatory. The development falls outside Schedule 2, Category 10 (b) as an Urban development project, with the area of development, 4.83 hectares, within the 5 hectares threshold; no part of the site greater than 1 hectare is to be used for anything other than residential; and there are less than 150 dwellings proposed.

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.

In this case the criteria are not met and no assessment is required under the headings of Schedule 3, however, a response has been requested and as such a basic assessment will be undertaken.

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 m² 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 4.83ha housing site would be situated adjacent to an urban area on predominantly undeveloped land. The site is located immediately to the south of Ashbrook Lane, from Ashbrook Lane Farm to the rear of Woodland Barn, Lichfield Road, Abbots Bromley. The land to the south is agricultural. To the east of the site is a cluster of agricultural buildings.

Despite the physical scale of the development, it is not considered that the housing development, which would include amenity 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 eastern periphery of the site is within Flood Zones 2 and 3 but the scope for these is limited, therefore any drainage and flood related impacts are expected to be localised and of a limited nature. The nature of the site and its proximity to a water source will shape the design of the development and mitigate any potential harm, 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 and there are no significant local developments that would require a cumulative assessment.

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

A handwritten signature in black ink, appearing to read 'Paralli', written over a horizontal line.

Date **21 April 2015**