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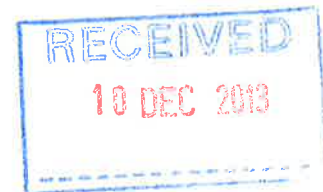
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East Staffordshire Borough Council
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Dear Sir or Madam

P/13/01448

Land at Leafields Farm, Yoxall

Request for Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011

We write on behalf of Providence Land Limited to request your Council's formal Screening Opinion under Regulation 5 of the Town and Country Planning (Environment Impact Assessment) Regulations 2011 in respect of draft proposals for Land at Leafields Farm, Yoxall.

The site comprises approximately 2 hectares of agricultural land located to the north west of the village of Yoxall. The extent of the site is defined by the red line on the enclosed plan.

An outline planning application including access is being prepared for the development of the site for up to 40 new dwellings.

We have considered the site and its context, the nature and scale of the development proposed and the likely impact of the proposals. As a result, it is our view that the proposed development will not have significant effects upon the environment and is not 'EIA development' for the purposes of the 2011 Regulations. Having regards to the advice in Circular 02/99: Environmental Impact Assessment:

- (i) The proposal is not Schedule 1 development;
- (ii) The size of the site meets the threshold for Schedule 2 development but as it is not located in a sensitive area and there would not be a significant effect on the environment, the proposal is not Schedule 2 development.

The planning application will be supported by technical reports which will demonstrate that the development will not give rise to significant environmental effects by virtue of its size, nature or location. The application will show how the identified potential environmental impacts will be addressed and how the scheme will provide environmental enhancement. The following environmental effects have been considered:

Landscape

There are no areas on or around the location which are designated of high landscape or scenic value. The schemes will not be highly visible because of it being partly enclosed by other development and the boundary vegetation. The application will be accompanied by a Landscape Masterplan which will demonstrate how the scheme can be integrated into its surroundings.

Trees and Hedgerows

The application will be accompanied by a Tree and Hedge Survey and Method Statement. This will show that the trees are limited to the field edges and the indicative layout indicates that all the trees and the vast majority of the hedges can be retained. Where small amounts of hedgerow are lost to accommodate public routes across the site, these will be compensated by new planting.

Ecology

The application will be accompanied by an Extended Phase I Ecological Assessment. This will demonstrate that the site could be developed without harm to protected, important or sensitive species of fauna and flora.

Flood Risk and Drainage

The application will be accompanied by a Flood Risk Assessment/SUDS Strategy and Drainage Statement that will demonstrate that there will no environmental impacts of flood risk, surface water and foul drainage.

Highways

The application will be accompanied by a Transport Statement which will demonstrate that the local transport network will be able to accommodate the additional demands generated from the site and that safe and suitable access can be achieved.

Air Quality

The site is remote from any air quality management areas in Burton upon Trent and its scale and location on the edge of Yoxall village is unlikely to result in any issues of air quality.

Archaeology

The site does not fall within a known site of archaeological interest but as a result of discussions with the County Council a geophysical assessment and desk study is being undertaken.

Conclusion

Having considered the location of the site and the nature of the development proposed, we do not consider that it will give rise to significant environmental effects such that would require an Environmental Impact Assessment to be carried out. Having regard to the provisions of the above Regulations and Circular 02/99, particular the selection criteria set out in Schedule 3 of the Regulations and the Indicative Thresholds and Criteria set out in Annex A of the Circular, it is clear that the proposal is not:

- (i) for a major development of more than local importance;
- (ii) for a development in a particularly environmentally sensitive or vulnerable location; nor
- (iii) for a development with unusually complex and potentially hazardous environmental effects.

We trust that this provides sufficient information in order for you to confirm your Council's formal Screening Opinion. However, in the meantime, please do not hesitate to contact me if you require any further information.

Yours sincerely

Tom Hutchinson

For and on behalf of
Howard Sharp & Partners LLP

