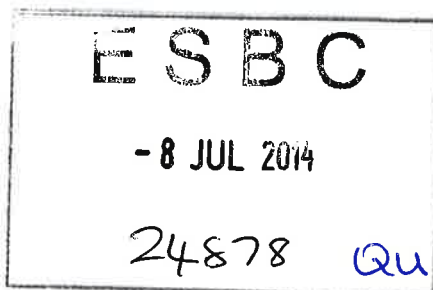


Your ref:

Our ref: 30506/BRI/BRE/SB/APR/TB

7th July 2014

Jim Malkin
East Staffordshire Borough Council
The Maltsters
Wetmore Road
Burton upon Trent
Staffordshire
DE14 1LS



Peter Brett Associates LLP
10 Queen Square
Bristol
BS1 4NT

P/14/00891

Dear Jim

RE: PROPOSED RETAIL DEVELOPMENT WELLINGTON ROAD, BURTON UPON TRENT – REQUEST FOR A SCREENING OPINION UNDER REGULATION 5 OF THE TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

It is proposed to submit an outline planning application for a 'bulky goods' retail development at Wellington Road, Burton upon Trent. This Screening Opinion Request has been prepared by Peter Brett Associates LLP (PBA) on behalf of the applicant, Anson Global.

The site comprises of cleared land, covered in hard standing, to the south west of the A5121 Wellington Road in southern Burton upon Trent, within the Borough of East Staffordshire.

The design of the proposed development is currently being progressed, informed by a range of technical studies to ensure that the environmental effects of the development are minimised.

This Environmental Impact Assessment (EIA) Screening Opinion Request, which has been prepared in accordance with the EIA Regulations 2011, provides:

- a) A plan sufficient to identify the proposed development site;
- b) A brief description of the nature and purpose of the proposed development and of its possible effects on the environment; and
- c) Such other information or representations as the person making the request may wish to provide or make.

Proposed Development

It is anticipated that an outline planning application will be submitted for up to approximately 50,000 square feet of bulky goods retail space (within Use Class A1) along with approximately 180 car parking spaces. The development will also include the necessary enabling, access and highways, drainage, landscaping and utility works that are required to facilitate the proposed development.

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The Site of the Proposed Development

The site comprises approximately 3.28 hectares of land within the predominantly commercial area of southern Burton upon Trent. The area surrounding the site is dominated by a number of large industrial and retail buildings and associated car parking and yards. An indicative site location plan is enclosed.

The site comprises existing buildings, hardstanding, bordered along its north western and north eastern boundaries by areas of trees and scrub, with a further area of scrub in the centre of the site.

Due to the commercial nature of the surrounding area the nearest dwellings are approximately 200m to the north east of the site, separated by further commercial development and the railway. As a result there is very limited potential for the occupiers of these dwellings to be affected by the proposed development.

The site is not subject to any statutory ecological designations, with only Kingfisher Trail and Branston Water Park Local Nature Reserves within 2.5km of the site.

Characteristics of Potential Impacts

The proposed development may give rise to environmental effects, which are being given careful consideration through the design process to ensure that significant environmental effects are avoided or mitigated. The following table sets out the environmental effects that are anticipated to occur during construction and operation of the proposed development, how these are being assessed and managed through the design process and the technical reports which it is proposed to submit with the planning application.

Topic	Potential Effect	Proposed Approach
Flood Risk & Drainage	<p>The site is located within Flood Zone 3. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%). The site is however protected by the flood defences of the River Trent.</p> <p>Online Environment Agency mapping also indicates that the site is potentially at risk of flooding from reservoir flooding (from Blithfield Reservoir) and the northern part of the site is potentially at risk of surface water flooding.</p> <p>An ordinary watercourse is culverted beneath the site, but is in open channel to the east and west.</p> <p>The existing site is covered in hard standing and therefore development offers the potential to improve discharge rates from the site.</p>	<p>Data will be obtained from key stakeholders to confirm the risk of flooding at the site.</p> <p>Appropriate mitigation measures will be identified, in consultation with the Environment Agency, to address any residual flood risk issues. The approach will also be agreed with the Environment Agency to address the implications of the culverted watercourse beneath the site.</p> <p>A surface water drainage strategy, including sustainable drainage measures where appropriate, will be prepared to manage surface water at the site ensuring no increase in flood risk as a result of the development.</p> <p>A Flood Risk Assessment will be submitted with the planning application to document the flood risk at the site, how this has been mitigated through the design of the development and the surface water drainage strategy.</p>



Topic	Potential Effect	Proposed Approach
Transport	<p>The proposed development will generate traffic during construction and operation.</p> <p>The site does however benefit from excellent access to the A5121 Wellington Road and therefore the local highway network.</p>	<p>In consultation with the highways authority, traffic generated by the proposed development will be calculated and the effect on the local highway network assessed.</p> <p>Should it be required, appropriate mitigation will be identified to ensure that the development does not have any significant effects on the local highway network.</p> <p>The assessment and mitigation measures will be documented in a Transport Assessment to be submitted with the planning application. A Travel Plan will also be submitted setting how the development will promote sustainable travel.</p>
Ground Conditions	<p>The site comprises hard standing, having been cleared of previous uses. The nature of previous uses will need to be clarified through a desk study.</p>	<p>A Phase 1 Ground Condition Assessment will be undertaken to identify the ground conditions at the site and the requirements for mitigation. This will include review of historical and regulatory information, consultation with the East Staffordshire Borough Council (ESBC) Contaminated Land Officer and site walkover.</p> <p>The Phase 1 Ground Condition Assessment will be submitted with the planning application which will need to set out how any potentially significant pollutant linkages will be managed.</p>
Ecology	<p>The site comprises hard standing within an area dominated by commercial development. As a result the potential for significant ecological effects is limited.</p>	<p>An Ecological Appraisal of the site will be undertaken, entailing:</p> <ul style="list-style-type: none"> • A desk study to identify designated sites and protected and notable species at and in the vicinity of the site; • An Extended Phase 1 Habitat Survey to identify habitats at the site and the potential for protected and notable species to be present; and • Consultation with local stakeholders and input into the scheme design. <p>As a result the ecological effects of the development will be fully understood and addressed through the design of the proposed development. The Ecological Appraisal will be submitted with the planning application.</p>



Topic	Potential Effect	Proposed Approach
Air Quality	<p>The construction of the proposed development can generate dust, although the site is located well away from potentially sensitive receptors.</p> <p>Traffic generated by the proposed can affect local air quality.</p> <p>The site is not located within an Air Quality Management Area (AQMA), but ESBC AQMA 1 is located approximately 200m from the site.</p>	<p>A qualitative assessment of construction dust impacts will be undertaken and appropriate management measures to mitigate effects.</p> <p>A quantitative assessment will be undertaken of the air quality effects of traffic generated by the proposed development on sensitive local receptors and the AQMA.</p> <p>The assessment and mitigation requirements will be documented in an Air Quality Assessment submitted with the planning application.</p>
Heritage	Potential effects on heritage assets.	<p>Consultation has already been undertaken with the County Archaeologist to agree the scope of heritage works required. This has identified that a full desk based assessment is not required and that a Heritage Statement is sufficient to be submitted with the planning application.</p>

Requirement for EIA

The proposed development does not fall within a relevant description in Schedule 1 of the EIA Regulations that automatically require an EIA. The proposed development falls in category 10 (a) of Schedule 2 – ‘urban development projects of over 0.5 hectares’. This means that the development is identified as a ‘Schedule 2’ development.

Schedule 3 of the EIA Regulations sets out the ‘selection criteria’ which must be taken into account in determining whether a Schedule 2 development is likely to have significant impacts on the environment and therefore would require EIA. The Schedule 3 criteria identified relate to:

- The characteristics of the development;
- The environmental sensitivity of the location; and
- The characteristics of the potential impact.

It should also be noted that the recently published national Planning Practice Guidance (PPG) identifies that EIA is likely to be developed for category 10(a) industrial estate development projects where the site area exceeds 20 hectares.

This request has set out the information on the proposed development in relation to each of the three aforementioned criteria. The information has established that:

- The proposed development is not especially large; indeed it is an order of magnitude beneath the threshold identified in the PPG. The proposed development would not be considered to be of more than local importance and is smaller than many of the commercial development in the local area;
- The site is not especially environmentally sensitive and the nature of the proposed development is consistent with surrounding land uses; and
- The characteristics of the potential impacts are not particularly hazardous and complex, are unlikely to be significant and are being addressed through careful design.



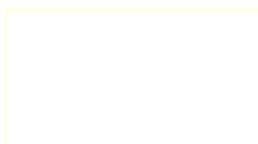
It is therefore considered that the proposed development is unlikely to lead to significant environmental effects and therefore that EIA is not required. We believe that the reports proposed to be submitted with the planning application will provide the necessary environmental information to allow the planning application to be determined.

We therefore request ESBC's EIA Screening Opinion. We also welcome your comments on the scope of the environmental reports that we propose to submit with the planning application.

We look forward to receiving your opinion within three weeks, as stipulated in the EIA Regulations. If you require further information please do not hesitate to contact me.

Thank you in anticipation.

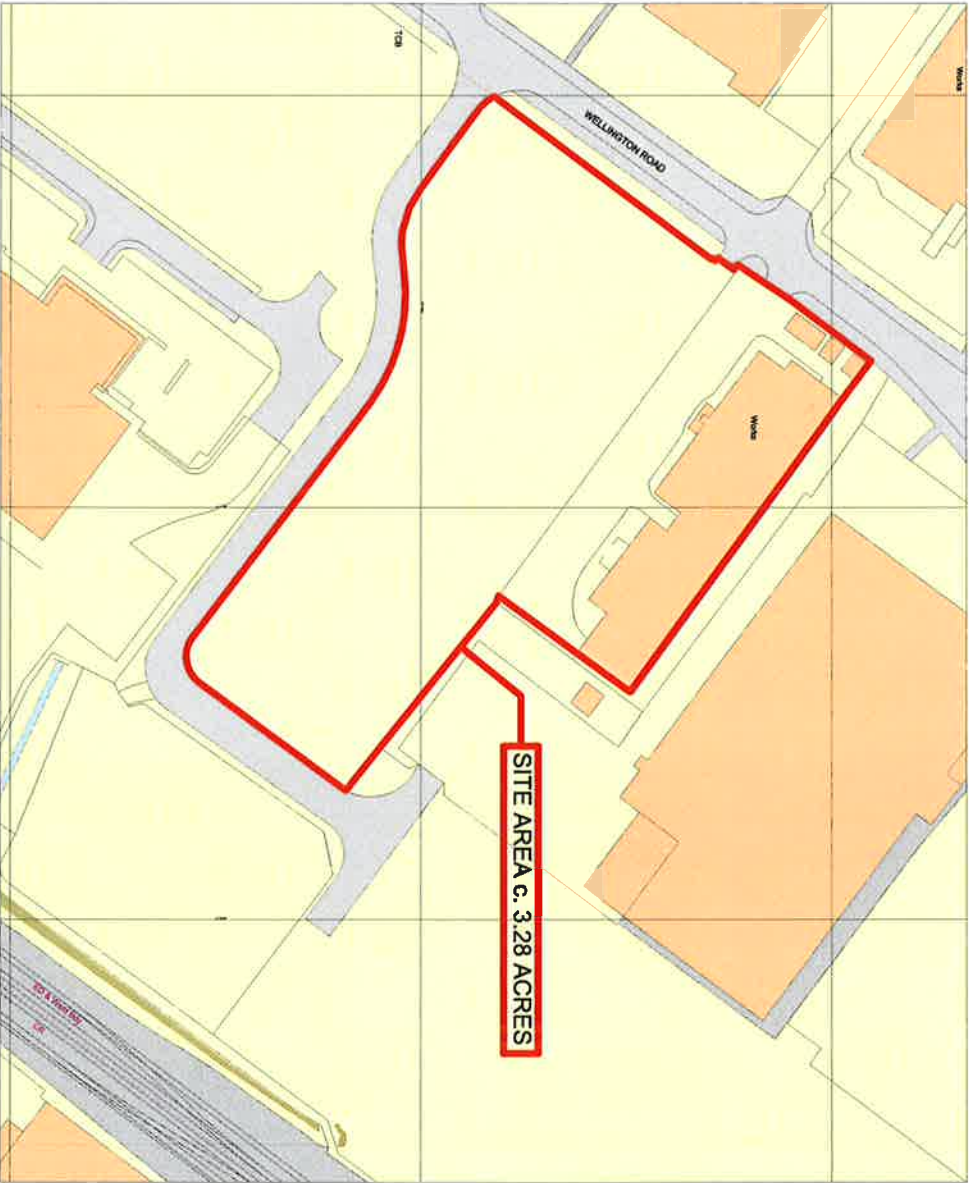
Yours sincerely



Stefan Boss
Senior Associate
PETER BRETT ASSOCIATES LLP

Encl: Indicative Site Location Plan

Cc: Michael Gilbert (PBA)



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