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Date : 01 August 2012

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Our Ref: P/2012/00969
Your Ref: BDS4072
(please quote this reference on all correspondence with us)

Keith Fenwick
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B16 8PE

Dear Sir

Re: Screening Opinion, Red House Farm
Lower Outwoods Road, Burton Upon Trent, Staffordshire, DE13 0QX

I am writing to you in connection with your consultation relating to the above development received on 17/07/2012.

East Staffordshire Borough Council has concludes that an Environmental Statement will not be required for this development.

Yours faithfully

Joanne Roebuck
Team Leader
Planning Delivery

Proposed Development:

Outline application for approximately 250 dwellings on 8.9 hectares of land

Red House Farm, Lower Outwoods Road, 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, 8.9 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. The 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

Assessment:

The proposed 13.4ha housing site with woodland planting would be situated adjacent to an urban area on predominantly undeveloped land. The site is located immediately to the south of Lower Outwoods Road and to the north of Reservoir Road and the proposed built form would infill the area between these streets.

The site is elevated in relation to both Lower Outwoods Road and Reservoir Road by way of a steeply graded area between these streets.

Despite the physical scale of the development and the elevated nature of the site relative to the built up area to the north, 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 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. The Secretary of State advised recently on a similar scaled proposed development in Burton that less weight should be afforded to the cumulative effects of other applications, which have yet to be determined, since there can be no certainty that they will receive planning permission. Moreover, whilst there will be an increase in traffic on Lower Outwoods Road, the site does not lie in an Air Quality Management Area and as such a significant environmental effect is unlikely.

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.

Team Leader



Signature:

 

Date: August 2012