

Seymour, Sarah

From: Simmonds, Mark
Sent: 16 February 2015 16:31
To: _planningadvice
Subject: Screening Opinion
Attachments: Screening Opinion Backgate.docx

Please scan the attached to H01-0776-14 – 3EIA

Thank you

Mark

SCREENING OPINION

Part 1 – Particulars of case

Reference Number: H01-0776-14

Description of Development: Residential development of 37 dwellings.

Location: Backgate Cowbit Spalding.

Part 2 – Particulars of decision

South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 that in its view the development referred to in Part 1 hereof is Schedule 2 development but that this is unlikely to have significant effects on the Environment. **The Council has therefore adopted the screening opinion that the development is not EIA development** having regard to the relevant criteria set out in Schedule 3 of the Regulations and the advice in the Government's Planning Practice Guidance 'Environmental Impact Assessment'. The Council's reasons for reaching this conclusion are set out in the statement overleaf.

Paul Jackson, Planning Manager



Date: 10/2/14

Planning
South Holland District Council
Council Offices
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Statement of Reasons

The proposed development is considered to constitute development identified in Schedule 2, category 10(b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the "EIA Regulations") and the site area covered by the proposal exceeds the 0.5 hectare size criteria relevant to each of these categories. Further advice and guidance to support the EIA Regulations is contained within the planning Practice Guidance 'Environmental Impact Assessment' which was issued in March 2014.

The PPG expands upon the EIA Regulations and provides further guidance in respect of indicative criteria and thresholds which can be used to help determine whether significant effects are likely.

For Category 10 (b) the advice in the regulations is very clear:

"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 floorspace; 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)."*

This application is for 37 dwellings within the development boundary of Cowbit as annotated on the South Holland Local Plan maps 2006, the site is agricultural land close to well established residential properties, and a listed windmill is nearby.

The development would comprise 37 dwellings in a relatively built up area and is over the Schedule 2 threshold (1.54ha) but well within the levels at which PPG advice would indicate for EIA development. There would be no **significant** intensification of the urbanisation of this part of Cowbit and any impact would be only local in nature with no wider impacts expected or likely. The issues which arise such as highways, privacy, overlooking, design, etc are all straightforward Development Management (DM) issues pertaining to almost every development site and capable of being assessed and addressed in totality through the normal DM process with any local impacts being mitigated by the imposition of conditions.

The Council does not consider this Schedule 2 development to be of more than local importance, to significantly affect an environmentally sensitive location or result in complex or hazardous effects and therefore it is unlikely to have significant effects on the environment by virtue of factors such as its size, nature or location.

There would be no impacts upon the wider environment and the development is NOT EIA development.