

Sibley, Sally

From: Simmonds, Mark
Sent: 01 July 2015 15:55
To: _planningadvice
Subject: FW: H02-0544-15 Screening
Attachments: Screening Opinion Crowland Camping.docx

Please scan to H02-0544-15 – Screening Opinion

Thank you

Mark

From: Simmonds, Mark
Sent: 01 July 2015 15:54
To: 'Trevor Clay'
Cc: Fidler, Richard; Norman, Phil
Subject: H02-0544-15 Screening

Dear Trevor,

Please find attached the Council's Screening Opinion for the development proposed by the above planning application.

Kind Regards,

Mark

Mark Simmonds | Planning Officer | South Holland District Council
DDI: 01775 764502 | www.sholland.gov.uk

SCREENING OPINION

Part 1 – Particulars of case

Reference Number: H02-0544-15

Description of Development: Alterations, extensions and replacement buildings to create new Fenland Tourism Centre and relocation of Crowland Caravans and Camping - approved under H02-0026-15. Modification of Condition 2 to allow amendments to previously approved plans, including 12.4 metre high flue and rotation of boiler and associated fuel store.

Location: Carrington Drove, Crowland, Lincolnshire.

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: 01/07/2015

Planning
South Holland District Council
Council Offices
Priory road
Spalding
Lincolnshire
PE11 2XE

Statement of Reasons

The proposed development is considered to constitute development identified in Schedule 2, category 12 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the “EIA Regulations”) and the site area covered by the proposal exceeds the 1 hectare size criteria relevant to that category.

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 12 the advice in the regulations is very clear on which levels of development require screening to determine whether they fall within EIA:

12. TOURISM AND LEISURE

e) Permanent camp sites and caravan sites;

The area of the development exceeds 1 hectare.

However, the Guidance contained within: 'Annex: Indicative screening thresholds' gives no further indications for this type of development.

SCHEDULE 3 'Selection criteria for screening Schedule 2 development' sets out the following for assessing whether a particular development is EIA.

Characteristics of development

1. The characteristics of development must be considered having regard, in particular, to—

- (a) the size of the development; .
- (b) the cumulation with other development; .
- (c) the use of natural resources; .
- (d) the production of waste; .
- (e) pollution and nuisances; .

(f)the risk of accidents, having regard in particular to substances or technologies used. .

Location of development

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to—

(a)the existing land use; .

(b)the relative abundance, quality and regenerative capacity of natural resources in the area; .

(c)the absorption capacity of the natural environment, paying particular attention 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 pursuant to Council Directive 2009/147/EC on the conservation of wild birds(1) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora(2); .

(vi)areas in which the environmental quality standards laid down in EU legislation have already been exceeded; .

(vii)densely populated areas; .

(viii)landscapes of historical, cultural or archaeological significance. .

Characteristics of the potential impact

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to—

(a)the extent of the impact (geographical area and size of the affected population); .

(b)the transfrontier nature of the impact; .

(c)the magnitude and complexity of the impact; .

(d)the probability of the impact; .

(e) the duration, frequency and reversibility of the impact.

The issues to be considered are: amenity of residential properties through noise and pollution ; traffic movements; the visual impact of the development.

The proposed development involves the conversion of, alteration of and extensions to: an existing poultry farm to create a camping and caravanning site with pitches, shop display areas etc. This S73 application has been triggered by the developers need to include a 12.4m high flue to the bio-mass boiler and the re-orientation of the boiler house buildings.

There would be no wider **significant** impacts outside the immediate vicinity of the site and surrounds and the issues mentioned above can all be assessed by normal Development Management work and any impacts controlled by the use of conditions.

The issues which arise such as highways, amenity, visual impact, 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.