SCREENING OPINION

Name and address of agent:
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Part 1 – Particulars of request

Description of Development: Proposed residential development (up to 35 dwellings).

Location: Northons Lane, Holbeach, Spalding.

Planning application Number: H09-0844-14

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.

Date: 7th July 2015
Paul Jackson

Planning Manager: 

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

Statement of Reasons

This Screening opinion is under the provisions which required Screening at 0.5 hectares due to the date it was submitted – the current regulations would not require this development to be screened as the site is under the new threshold of 5ha.

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 (site is 1.2 hectare) size criteria relevant to that category at the time of application.

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
(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 up to 35 new dwellings within Holbeach on land which would be accessed through an existing residential area – the site size exceeds the previous threshold of 0.5ha but is well within the new threshold of 5ha.

The site already has vacant industrial buildings in situ.

There would be no significant intensification of the urbanisation of this part of Holbeach and any impact would be only local in nature with no wider impacts expected or likely. The issues which arise such as privacy, overlooking, design, trees 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.