

Sibley, Sally

From: Simmonds, Mark
Sent: 17 June 2015 13:18
To: _planningadvice
Subject: Emailing: Screening Barrier Bank
Attachments: Screening Barrier Bank.docx

Please process as Screening Opinion and put on public register and please scan against H16-0025-15 - Screening Opinion.

Thank you

Mark

SCREENING OPINION

Name and address of applicant:

Mr Ian Dove
Ashley King Developments LTD
Manor Farm
Fen Road
Holbeach
Spalding
Lincolnshire
PE12 8QA

Part 1 – Particulars of request

Barrier Bank

Cowbit.

Proposed business park, hotel, public house/restaurant, conference and function centre, petrol filling station, restaurant/cafe with ancillary retail together with associated landscaping, access, highways, parking, drainage, utilities and services and infrastructure works - approved under H16-0009-14.

Modification of condition 8 to amend requirement to set finished floor levels of the buildings within parcels B3a and B3b from 1 metre above existing ground level to not less than 600mm above ground level.

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: 17 June 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 of Schedule 2 of the EIA Regulations part 10 (a) and (b)– Infrastructure Projects due to the size of the overall site which is 23.37ha and therefore the original application proposals, and these Section 73 proposals, require screening to determine whether an Environmental Statement must be submitted.

The application site is set within a very large and significant new commercial development encompassing a pub, hotel, industrial units, petrol station and conference centre – within the context of the large scale of the development which will be taking place on this land the proposed amendment is really quite negligible and completely appropriate and acceptable.

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 (a) and (b) the advice in the regulations is very clear:

10. INFRASTRUCTURE PROJECTS			
(a) Industrial estate development projects;	The area of the development exceeds 5 hectares.	Site area of the new development is more than 20 hectares.	Potential increase in traffic, emissions and noise.
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure	(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development	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	Physical scale of such developments, potential increase in traffic, emissions and noise.

centres and multiplex cinemas;	includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.	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 m ² 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 Section 73 application must be considered in the context of the existing and host permission (H16-0009-14) which relates to a very large commercial development including a hotel, pub, restaurant, conference centre and industrial units.

This application seeks an amendment to vary condition 8 of H16-0009-14 such that finished floor levels would be 600mm above ground levels on two parcels of the site, B3a and B3b not the 1m required by the condition currently.

There would be no significant intensification of the urbanisation of this part of South Holland over and above the original application/permission and indeed this is a technical matter with no outward impacts that would affect any parties outside of the site. The Environment Agency does not object and the consultation process has thrown up no objections at all.

It was necessary to consult LCC Highways for comment on the Flood Evacuation Plan necessitated by the changes but they are comfortable with the details.

The proposed variation of condition 8 can be completely and properly considered within the Development management process.

Therefore 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.